



## Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** March 5, 2014

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**COUNCIL DISTRICT:** 9

**SUBJECT: PDC13-020. PLANNED DEVELOPMENT ZONING FROM R-1-8 SINGLE-FAMILY RESIDENTIAL TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW THE DEVELOPMENT OF UP TO 13 SINGLE-FAMILY RESIDENCES AT THE SOUTHEAST CORNER OF PEARL AVENUE AND ADAMO DRIVE (5000 PEARL AVENUE).**

### **RECOMMENDATION**

The Planning Commission voted 7-0-0 to recommend that the City Council consider the Mitigated Negative Declaration (MND) and approve the proposed Rezoning with the condition to preserve Tree #143 as recommended by staff.

### **OUTCOME**

Should the City Council approve the Rezoning as recommended by the Planning Commission and staff, the applicant would be able to move forward with a subsequent Planned Development Permit to effectuate the zoning and construct the proposed housing development on the property.

### **BACKGROUND**

On February 26, 2014, the Planning Commission held a public hearing to consider the proposed Rezoning (File No. PDC13-020). The Director of Planning, Building and Code Enforcement recommended approval of the proposed Rezoning with the condition that Tree #143 is preserved. This tree is one of the few remaining Valley Oak trees in San Jose, which is one of the few tree species native to San Jose, and it is estimated to be well over 150 years old. The tree was examined by an arborist retained by the applicant and the City Arborist, and both arborists concluded that it is not an eminent hazard and that measures could be taken to ensure the continued health of the tree.

Staff stated that Rezoning is consistent with the Envision San Jose 2040 General Plan and Residential Design Guidelines; however, removal of Tree #143 would not be in conformance with Municipal Code findings for the removal of ordinance-sized trees.

The applicant, Mark Lazzarini, discussed the project and requested the Planning Commission recommend approval with the condition that the applicant continue to work with staff to investigate the feasibility of preserving the tree.

Commissioner Yob and Commissioner Kline questioned how this request would be incorporated as a condition. Staff responded that the draft development standards can be modified to include additional research regarding the health of the tree. However, staff stated that it maintains the recommendation of approval of the project with the preservation of Tree #143.

Commissioners Abelite and Bit-Badal expressed concern over the potential hazard of the tree and potential liability should limbs fall from the tree. Staff responded that the City Arborist and the applicant's arborist conducted site visits and did not make the determination that the tree was a hazard. The supplemental arborist report (attached), which was provided to the Planning Commissioners at the meeting, discussed methods to further preserve and maintain the health of the tree so that it is not a hazard to public health or safety. Commissioner Abelite expressed concern over making land use decisions based on the health and preservation of a tree.

Commissioner Bid-Badal asked what the difference is between Tree #143 and a heritage tree. Commissioner Abelite questioned the relative importance of the tree and the barn, asking which is a higher priority for preservation. Staff discussed the heritage tree classification and noted that the barn was found to be a potentially significant environmental impact if not preserved, while removal of the tree is not considered an environmental impact, but a project-related impact.

The Commissioners discussed and expressed that the development standards included tree replacement conditions that appeared to contradict staff's recommendation to preserve Tree #143. Staff clarified that should additional information be provided demonstrating the tree is unhealthy and must be removed based on the findings in Chapter 13.32 of the Municipal Code, or if the proposed rezoning is approved by the City Council without the preservation of the tree, the replacement requirements are in place to reduce impacts associated with the tree. Staff is working with the City Arborist and the applicant to further clarify the language in the Development Standards. The updated development standards will be provided to the Council under separate cover.

Commissioner Yob asked why the discussion of the preservation of the tree is being conducted at the rezoning stage rather than at the Planned Development Permit. Staff responded that it was determined that the tree is of such significance to the site that the discussion for its preservation should be held by the legislative bodies and should be considered with the development of the site as early as possible in the entitlement process. Staff also noted that without preservation of the tree, the staff recommendation would be to deny the proposed project.

Commissioner Kamkar expressed that staff has provided very flexible development standards (i.e., setbacks, number of units) which the applicant can work with to construct the project and

preserve the tree. Commissioner Cahan seconded this, and added that all trees have the potential to drop limbs, and should decisions be based on tree hazards, few trees would remain in the City. Commissioner Kline added that mature trees add value to properties.

A representative of the Speciale family (long time owner of the property) spoke in support of the proposed Rezoning and against preservation of Tree 143.

The Planning Commissioners discussed revising the development standards to more clearly define the two scenarios regarding the tree: preservation of the tree on-site and removal if evidence of poor health and/or poor structural integrity.

The public hearing was closed and a motion made to recommend the proposed Rezoning per staff recommendation (with preservation of Tree 143) and consider the MND in conformance with the California Environmental Quality Act to City Council. The Planning Commission then voted 7-0-0 to recommend that the City Council approve the proposed Rezoning with the condition of preservation of the tree and find the project in conformance with the California Environmental Quality Act as recommended by staff.

### **ANALYSIS**

A complete analysis of the issues regarding this project, including Envision San Jose 2040 General Plan conformance, is contained in the Staff Report. This report is attached for reference.

### **EVALUATION AND FOLLOW-UP**

If the Rezoning is approved, the applicant would be required to file a subsequent Planned Development Permit application with the Planning Division in order to effectuate the zoning on the subject site. The development standards are written so as to allow a range of site design, and unit size and type options. The conceptual site design presented with this Rezoning may not reflect the final site design of the Planned Development Permit. Per the revised development standards, additional investigation would be required to determine the appropriate distance between construction activities and Tree #143 for the preservation of the tree.

### **PUBLIC OUTREACH/INTEREST**

- ☐ **Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater.  
(Required: Website Posting)
- ☐ **Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City.  
(Required: E-mail and Website Posting)

HONORABLE MAYOR AND CITY COUNCIL

March 5, 2014

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- ☐ **Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. (Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)

A discussion of the community outreach is included in the attached report to the Planning Commission.

### **COORDINATION**

This memo was coordinated with the City Attorney's Office.

### **CEQA**

A Mitigated Negative Declaration was prepared for this project. The Planning Commission recommends that the City Council adopt the Resolution approving the Mitigated Negative Declaration.

/s/

DAVID SYKES, SECRETARY  
Planning Commission

For questions please contact Steve Piasecki, Interim Planning Official, at 408-535-7893.

Attachment: Additional Letters and Arborist Report  
Staff Report



February 19, 2014

Planning Commission  
City of San Jose  
200 East Santa Clara Street  
San Jose, California 95113

HOLY FAMILY  
PARISH

Subject: PD Rezoning for 5000 Pearl Avenue (PDC13-020)

Dear Chairman Kline & Commissioners:

4848  
PEARL AVENUE  
SAN JOSE, CA  
95136-2798

Holy Family Church & School are adjacent to the subject property. Our staff and advisory councils have reviewed the proposed PD Rezoning that would construct 13 single-family detached residences on the 1.25-acre parcel. We conclude that the proposed project will be compatible with the surrounding uses, including Holy Family, and therefore we are in support of the project. In particular, we believe that the number of units is not excessive and the 2-story building heights will not overwhelm the neighborhood. We also support the proposed access from Adamo Drive.

We would like to submit the following comments and requests regarding the project as it will relate/interact with Holy Family:

(408)  
262-4040

Safety

(FAX)  
478-9979

There is presently no streetlight at or near the intersection of Pearl Avenue and Holy Family's northern driveway, which abuts the subject parcel. This situation is exacerbated by the existing fence along the 5000 Pearl Avenue property, making it difficult for motorists to see pedestrians. Since the project proposes to reconstruct the Pearl Avenue frontage of the subject property, we are requesting that this work include the installation of a new streetlight at this location.

Email

HolyFamilySJ@aol.com

We are also requesting that the fencing to be installed along the property line between the subject property and Holy Family be stepped down near Pearl Avenue in order to provide adequate site distance for vehicles exiting Holy Family.

San Jose Planning Commission

February 19, 2014

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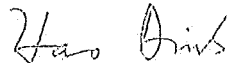
Trees

We note from our review of the project's Initial Study/Mitigated Negative Declaration, as well as our discussions with the applicant, that locations for replacement trees in the vicinity of the project are being sought. There may be opportunities for trees to be planted on the Holy Family campus. We request that Holy Family be included in such discussions to determine if such an option would be feasible and beneficial to all parties.

Thank you for your consideration of this input and these requests. We appreciate the fact that Mark Lazzarini, the applicant, has reached out to Holy Family and the community on multiple occasions. We look forward to working with the City and applicant should the PD Rezoning be approved.

If you have any questions, please contact myself at [hfpastor@dsj.org](mailto:hfpastor@dsj.org) or Kathryn Gray, our Business Manager, at [kgray@dsj.org](mailto:kgray@dsj.org).

Sincerely,



Rev. Hao Dinh, Pastor

cc. Mark Lazzarini, DAL Properties  
Councilmember Don Rocha



## DAL PROPERTIES LLC

55 W. Julian Street, Suite 502  
San Jose, CA 95110-2405

February 26, 2014

Phone: 408.298.9302

Fax: 408.298.9306

Email: [DALPropertiesLLC.com](mailto:DALPropertiesLLC.com)

Chairman Norman Kline and  
Planning Commissioners  
Planning Commissioner  
200 East Santa Clara Street  
San Jose, CA

### RE: Agenda Item 4 d. - PDC 13-020

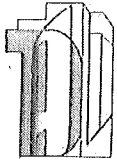
Dear Chairman Kline and Commissioners:

We respectfully ask that you support Planning Staff's Recommendation to approve our proposed development with a modification to direct staff to continue to work with DAL Properties to further explore the feasibility of the preservation of tree 143 referenced in the arborist report.

Although over the past year in an effort to save tree 143 we created several site plans and experimented with various product types (with planning staff input), we believe it is still warranted to further evaluate if it is possible to save tree 143. We do this with some reservation given that according to Arborist John Luffingwell of Hort Science, the tree is in fair condition and has reached the apex of its existence and has now entered the down years of its life (Exhibit A). Also, the current owner of the property Don Speciale (Exhibit B) states that tree 143 has a history of dropping limbs which is a major public safety and liability concern of ours. But as I stated earlier, we believe saving the tree merits further consideration and the additional time will allow us to explore other potential site plan options in saving the tree that we have previously not evaluated. Before the Council hearing we hope to fully assess the potential viability of stated options.

In addition, we believe that our proposed our site plan, home product designs merit approval given that our proposal:

- Conforms with GP2040
- Fits with the Character of the neighborhood
- Has community support. (Holy Family Church, Emma Prusch Memorial Foundation.)
- Provides Historic Community Benefits of Historic Preservation with the relocation and restoration of the Speciale Barn.
- Exceeds minimum mitigation requirements for replacement of trees; which is consistent with prior city of San Jose approved mitigation measures for other



approved developments. Our proposed development will plant approximately 178 trees including 10 Valley Oaks which is above what is required.

- Received positive feedback and support from the community.

#### **STAFF INPUT:**

Furthermore, I would like to have acknowledged for the record that early on we worked closely with Staff specifically with planning Director Horwedel to develop a site plan that:

- creates a sense of community
- provides eyes on the street
- provides interesting and high quality architecture with varied product designs

This is evidenced by the over 40 site plan variations in our files that is not part of your packet that we shared with the then Director of planning at meetings and later on in one meeting with Laurel Privetti. The site plan we have proposed embodies these elements and efforts.

#### **COMMUNITY INPUT:**

Our belief that the product type we have proposed is most in keeping with the character of this neighborhood and was validated by the response we have received from the three community meetings that we held as listed below. During the meetings there were discussions about other product types and the feedback we generally received is that the community is against a higher density product and supports our proposed community.

10/29/13 - Joint Meeting of the Erickson Pinehurst & Thousand Oaks Neighborhood Association.

11/14/13 - Tanglewood Homeowners Meeting.

11/18/13 - Community Meeting at the Pearl Ave Library.

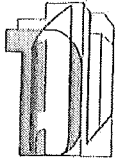
#### **INFILL SITE CHALLENGES:**

This site is small, irregular trapezoid shaped site offers challenges typical for infill development. The most outstanding and significant challenge remaining is whether a site plan can be modified that would allow the retention of Tree 143 a 51" diameter valley oak.

#### **PLANNING STAFF PROPOSED SITE PLAN:**

Staff has recently presented us with a site plan and construction methods that in an effort to save the tree. Although we actually had considered a similar plan before in our internal discussions with our engineers and architects, at that time we had concluded because of site constraints (primarily site configuration, setback requirements and safety concerns, land values) that retention of this tree was not economically feasible without a





redesign of a site plan and higher density product that would raise neighborhood concerns and opposition. We communicated this to staff on multiple occasions.

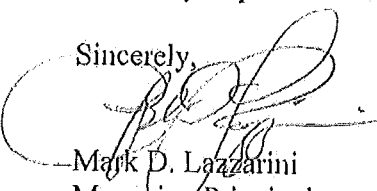
We are continuing to evaluate staff's proposed site plan. More specific and detailed information on the tree and evaluation with the Arborist on the tree's integration into the site plan and structures is needed to determine feasibility. Enclosed is a letter from the Arborist John Luffingwell of Hort Science. This letter restates the findings in the Arborist report that this tree is in 'fair' health. It further comments on the suitability of an alternative site plan proposed by staff that may allow preservation of the tree.

As we stated earlier, we also have serious concerns on the tree's health and risk it may pose to future residents (See Mr. Speciale letter). In the event that preservation of the tree is not feasible, we have offered enhanced mitigation of 10:1 for the Valley Oak, an idea that came out of a meeting with Director Horwedel. Again, this was discussed as an option to staff approval of our proposed development since the City of San Jose has already approved similar mitigation measures for Valley Oak tree mitigation.

While we believe our site plan as proposed is in the best long term interests of the neighborhood and community and future residents of the development, we are committed to working with staff to explore preservation of the tree including some additional flexibility with site planning and setback conditions to accommodate this tree.

Based on these factors we would respectfully ask the Planning Commission to Certify the Environmental Document. We would also like the Planning Commission to approve staff's recommendation with a modification 'to provide direction to further explore the feasibility of preservation of Tree 143' prior to a Council's zoning hearing.

Sincerely,



Mark D. Lazzarini  
Managing Principal

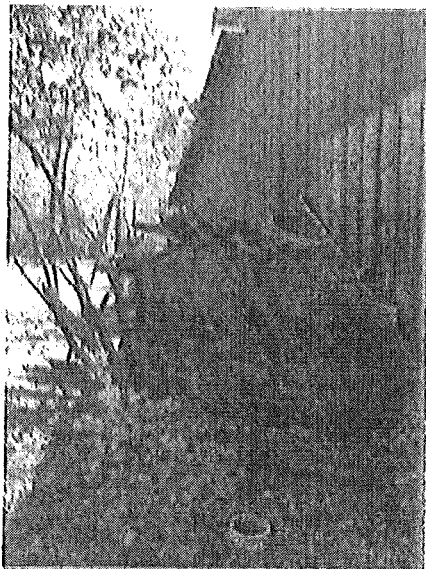
February 25, 2014

Members of the Planning Commission  
Planning Department Staff  
200 E. Santa Clara Street  
San Jose, CA 95113

Dear Commissioners and Planning Staff,

I am writing in regards to the oak tree located at 5000 Pearl Ave in San Jose. I have personally worked on that property for the past several decades as it has been in my family since the 1930s. Over the years, there have been limbs that have fallen off of the Valley Oak tree and have caused major damage to my property. If a person would have been near the tree, they could have been seriously hurt or maybe even killed.

In my opinion, because of its history of losing limbs, the tree is extremely dangerous to have it near people or property. The branches are high and if they break, they will cause serious damage as has been the case over the years. I have included pictures of some of the items that branches have done damage to.



This was a stable for a pony we had on the farm. It was destroyed by a branch falling off of the Valley Oak tree.



This is a chassis from a Model T that was parked back behind the barn near the Valley Oak tree. As you can see, the gas tank is bent, the frame is bent and the front light were all damaged by a branch falling off of the Valley Oak tree. I believe the person would have been seriously injured or maybe even killed had they been in or near the vehicle.

We also had several aluminum irrigation pipes that were behind the barn over the years that were destroyed from branches fall from the Valley Oak tree. Some of the branches that fell were smaller but still caused serious damage because of the height of the tree. Gravity pulled the branches down with strong force.

I see it as a huge liability to have a tree in this poor condition near houses and people. Its history of damage because of dropping limbs is a sign that the tree is on its down years. It is my understanding that the arborist that did the tree survey stated that they tree is in fair condition and that it has reached its peak of its existence. I would strongly vote for the removal of this tree.

Sincerely,

*Don Spiciale*

Don Spiciale



February 26, 2014

Mark Lazzarini  
DAL Properties LLC  
255 W. Julian Street, Ste 502  
San Jose, CA 95110

Subject: **Tree #143**  
5000 Pearl Ave., San Jose

Dear Mr. Lazzarini:

HortScience, Inc. prepared an **Arborist Report** for the 5000 Pearl Ave. project, dated May 2013. The City of San Jose is requesting DAL Properties re-evaluate the health, structure and preservation opportunities for valley oak #143. As part of this effort, DAL Properties asked HortScience to provide an opinion on several issues surrounding its potential preservation. This letter responds to that request.

I visited the site last in June of 2012 and inspected all the trees on the site from the ground as part of the pre-development tree assessment.

***Current Health and Structure***

Tree #143 was a 51" diameter valley oak (*Quercus lobata*) in fair condition. The tree was over-mature in development and had defects typical for a tree of this species and age. I noted that the tree had a relatively high crown, with lateral limbs at 18'. I also noted old pruning wounds where decay had become established. Since the time of my inspection, I have seen photographs that show bees have made a hive in one of the branches. Bees develop their hives in decayed wood. The presence of decay increases the likelihood of that branch failing.

***Longevity***

It is really not possible to say definitively what the life expectancy of the trees is. However, in its current (undeveloped) location, I would say it could have centuries of life as it slowly declined, fell apart and died. In a developed environment, we cannot allow the tree to become so decrepit that it poses a risk to people and property, and as such, I would say that with appropriate maintenance it would have many decades of safe and useful life. This is of course, assuming it is adequately preserved. If it is not provided sufficient undisturbed space, it can be expected to decline and fall more quickly.

***Preservation and Protection***

Valley oaks have a moderate tolerance for construction impacts. A tree of this size and condition, however, is more likely to be adversely impacted by development, reducing its life expectancy. For this reason, I have been stating all along that this tree will need a minimum of 30' in all directions to be adequately preserved. My goal was to get the team thinking in terms of the amount of space required to preserve the tree. The 30' is not an absolute and some encroachment into that zone may be acceptable, depending on the type and proximity of the improvement.

I have reviewed the attached Site Layout Plan prepared by the Charles Davidson Co. (dated February 21, 2014). While the plan does not include an accurate trunk location for tree #143, the dripline is shown. The plan proposes to construct parking stalls southwest of the tree and a play structure to the northeast. The Lot 2 building would be constructed within the trees dripline to the northwest. A drain line would be installed along the northeastern property line. The plans do not include details on grading, drainage and utilities other than the drain line and as such need further evaluation.

Without more specific information on the proximity of improvements and the nature and depth of excavation, I cannot say if the tree would tolerate the impacts associated with the plan as designed. In general, the improvements appear too close to adequately protect the tree.

**Recommendations**

I recommend the following to gain a better understanding of the existing health and structural integrity of the tree and the potential risk associated with any structural defects. Based on the results of these investigations, we can look at the proposed design elements around the tree and make recommendations for adequate protection and maintenance.

- Have the bees removed from the tree.
- Have an aerial inspection performed to identify any structural defects present in the crown that could not be identified from the ground.
- Have the areas of decay tested to determine the amount of sound wood present.
- Based on the results of these investigations, pruning, cabling and additional testing may be recommended.

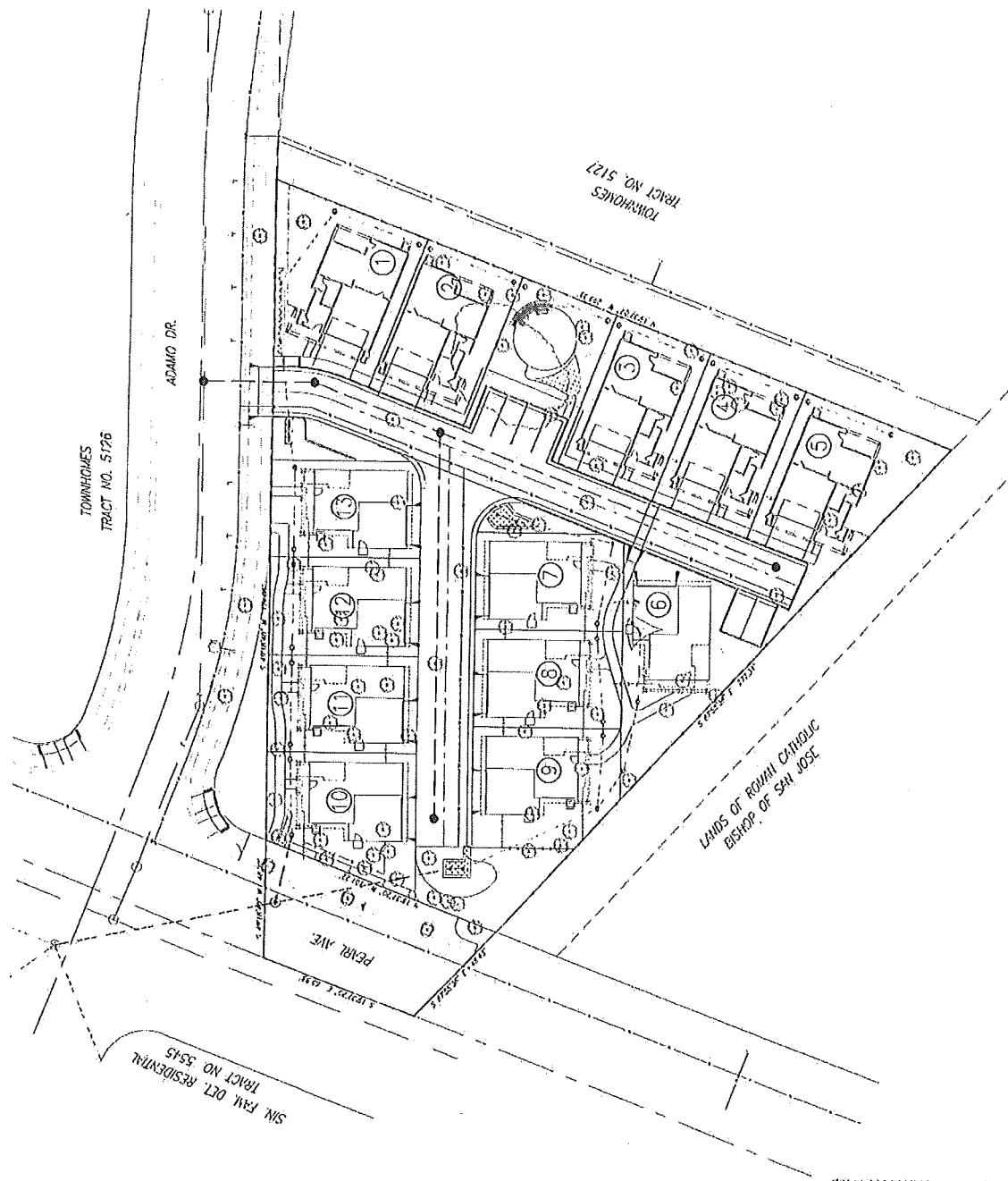
Please contact me if you have any questions regarding my observations or recommendations.

Sincerely,



John Leffingwell  
Board Certified Master Arborist #3966B  
Registered Consulting Arborist #442

Attached: *February 21, 2014 Site Layout Plan*



**LEGEND**

1	Building Footprint
2	Parking Area
3	Landscaping
4	Driveway
5	Access Road
6	Utility Area
7	Storage Area
8	Open Space
9	Water Feature
10	Play Area
11	Swimming Pool
12	Clubhouse
13	Guest House
14	Garage
15	Other

# **DAL PROPERTIES**

2225 WEST JULIAN STREET, SUITE 202  
SAN JOSE, CA 95128  
PHONE (408) 261-0000

## **SITE LAYOUT DAL PROPERTIES**

5000 PEARL AVENUE AT ADAMO DRIVE  
SAN JOSE, CALIFORNIA

PDC 13-020

*Markus M. Davidson, P.E.*  
Civil Engineer  
City of San Jose, California

Project No.	13-020
Sheet No.	1
Date	1/10/00
Drawn By	Markus M. Davidson
Checked By	Markus M. Davidson
Approved By	Markus M. Davidson

**STAFF REPORT**  
**PLANNING COMMISSION**

**FILE NO.:** PDC13-020

**Submitted:** June 26, 2013

**PROJECT DESCRIPTION:**

Planned Development Rezoning of the subject 1.25 gross acre site from R-1-8 Single-Family Residence Zoning District to the A(PD) Planned Development Zoning District to allow the development of up to 13 single-family residences.

Zoning	R-1-8 Single Family Residence
Proposed Zoning	A(PD) Planned Development
General Plan	Mixed Use Neighborhood
Council District	9
Annexation Date	November 18, 1977
Designated Historic Resource	No
Specific Plan	NA

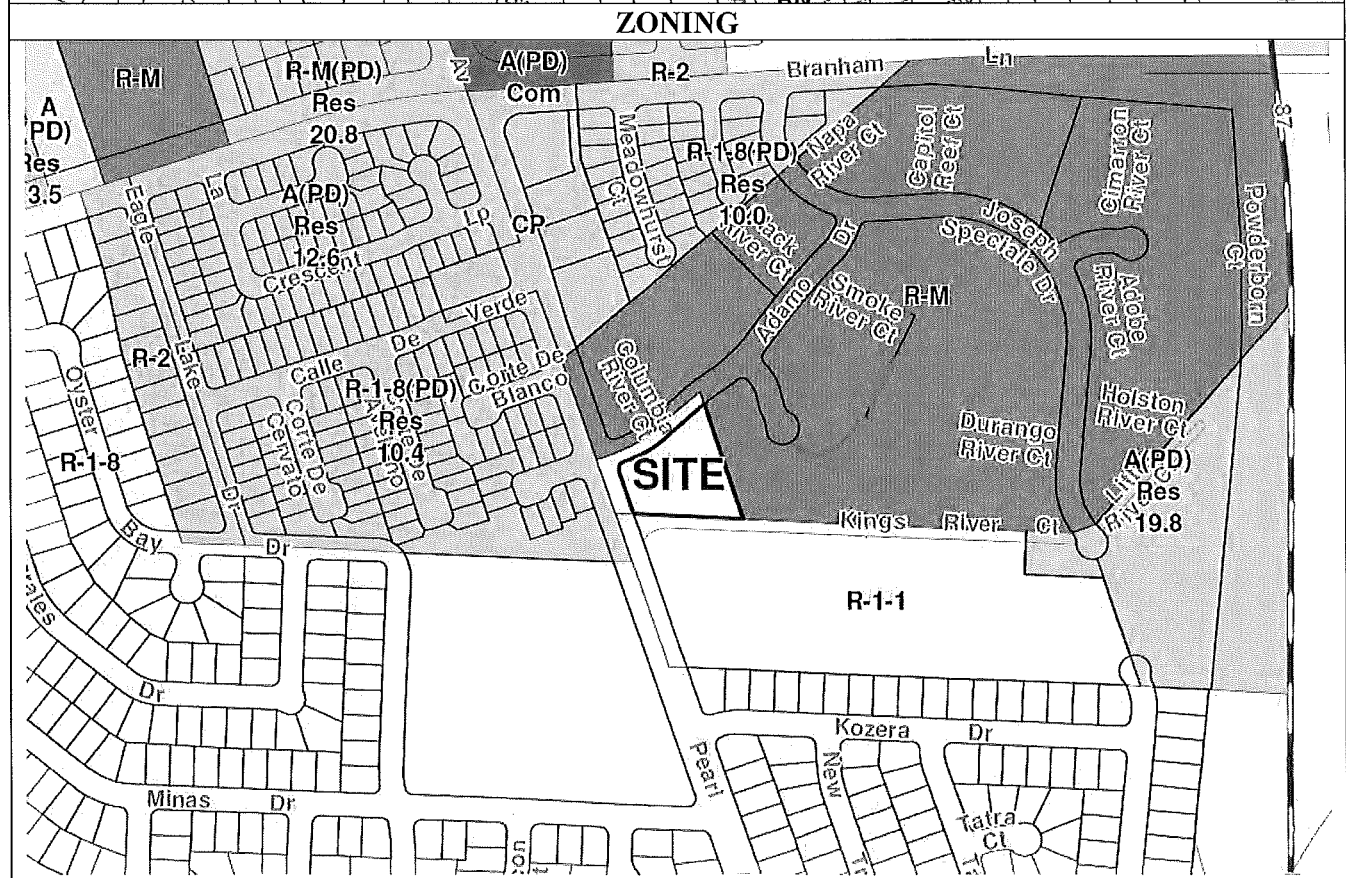
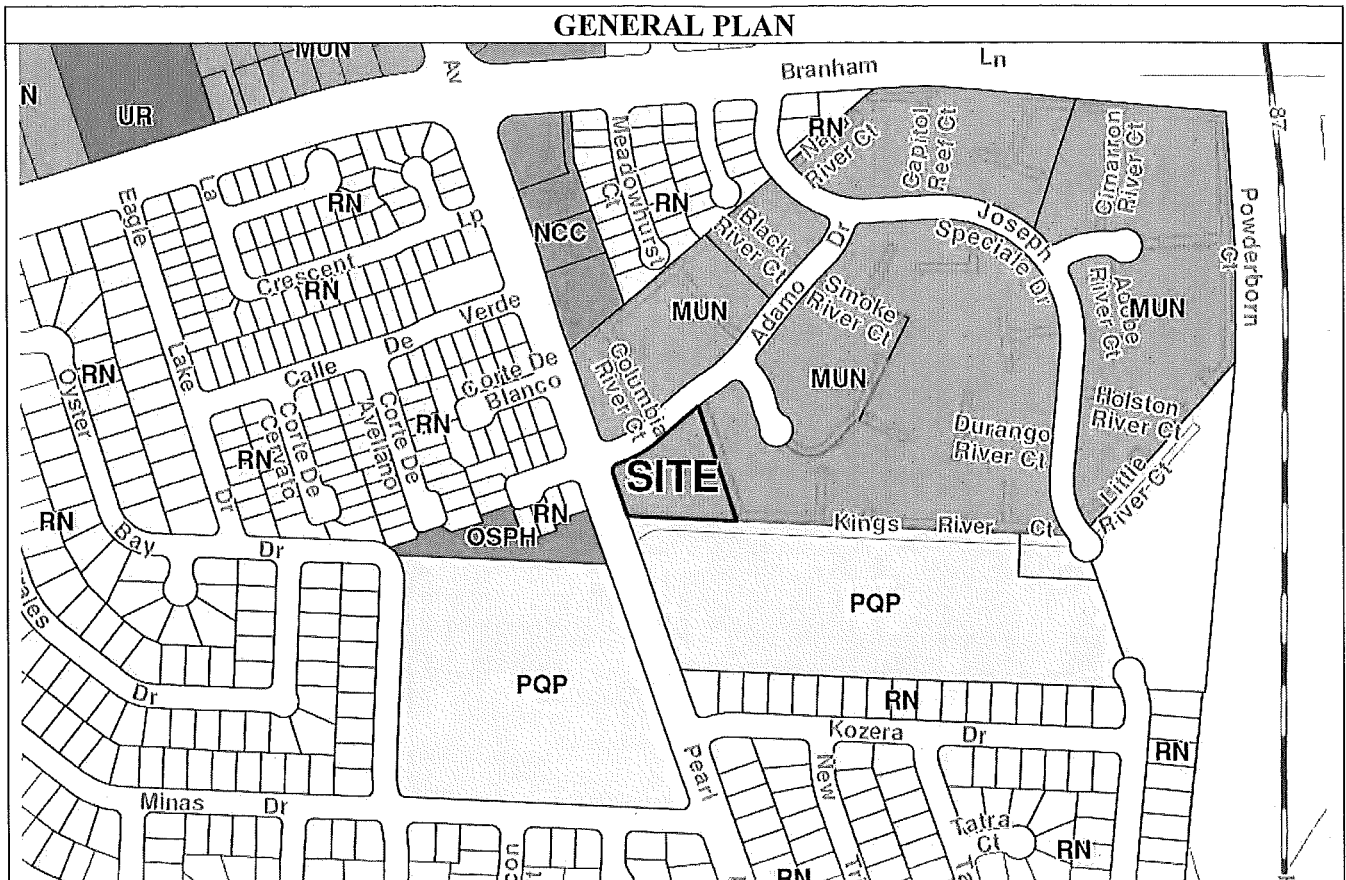
**LOCATION:**

Southeast corner of Pearl Avenue and Adamo Drive (5000 Pearl Avenue).

Aerial Map









## **RECOMMENDATION**

Planning staff recommends that the Planning Commission find that the project is in compliance with the California Environmental Quality Act (CEQA) and recommend to the City Council approval with conditions of the proposed Planned Development Rezoning on the subject site for the following reasons:

1. The proposed Planned Development Rezoning is consistent with the Envision San José 2040 General Plan Land Use/Transportation Diagram designation of Mixed Use Neighborhood, and with Land Use Goals and Policies related to infill development within residential neighborhoods.
2. The project is consistent with the Residential Design Guidelines.
3. There is no substantial evidence that the project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the proposed project was prepared in conformance with the California Environmental Quality Act (CEQA), and the said document was circulated for public review between January 21, 2014 and February 19, 2014.
4. The tree identified as Tree 143 is healthy, provides environmental and aesthetic benefits to the neighborhood, and findings cannot be made to allow the removal of the tree.

## **DESCRIPTION & BACKGROUND**

On June 26, 2013, Mark Lazzarini, representing the property owner, Joseph and Angelina Speciale, applied for a Planned Development Rezoning of the subject site to allow for the development of up to 13 single-family residences on a 1.25 gross acre lot, at the southeast corner of Pearl Avenue and Adamo Drive.

A Planned Development Zoning is necessary to meet the applicant's objective of a 13-unit single-family development on the subject site due to the unique shape and orientation of the project site. A conventional rezoning does not provide the design flexibility develop multiple units. The existing conventional R-1-8 Single-Family Residence Zoning District only allows the development of one single-family detached residence on the site. A conventional RM Multiple Residence Zoning District, which is more in keeping with the Mixed Use Neighborhood designation on the site, allows for multiple residences. However, the setbacks required by the development standards for RM districts would preclude the number of units proposed for the site.

On June 14, 2012 the applicant submitted a preliminary review application proposing the construction of condominiums on the subject site. The preliminary review concluded the Department would support development on the site provided the largest existing oak tree was preserved on-site and a historic barn was preserved and protected. The applicant has agreed to preserve and protect the barn; however, the oak tree is being proposed to be removed with the approval of this request.

### **Site and Surrounding Uses**

The project site is comprised of a trapezoidal-shaped parcel. Existing buildings on the site include a house, garage, barn, water tank house, and small sheds. The existing house was constructed in 1917 and was found to be in relatively good condition but suffering from deferred maintenance. The barn is not on the historic resources inventory, but it is eligible for listing in the California Register of Historic Resources and as a Structure of Merit because it is an unusual distinctive structure, and is considered important to the architectural history of San Jose. The water tank house is a severely deteriorated two-

story structure and the garage and small sheds are minor accessory structures constructed within the past 40 years. There is also existing vegetation on the site, including several trees and one particularly large Valley Oak tree, identified as Tree 143 on the landscape plan.



**Tree 143 and Existing Barn**

Surrounding development is primarily residential, with a multi-family housing to the north and east of the site, a church located to the south of the site, and single-family residences to the east. The building heights of the surrounding development range from one to two stories.

### **ANALYSIS**

The proposed rezoning was analyzed with respect to: 1) conformance with the Envision San José 2040 General Plan, 2) conformance with the Municipal Code, 3) conformance with the Residential Design Guidelines, and 4) conformance with the California Environmental Quality Act (CEQA).

#### **Envision San José 2040 General Plan Conformance**

The site has a General Plan land use designation of Mixed Use Neighborhood. This designation is applied to existing neighborhoods that were historically developed with a wide variety of housing types, including

a mix of residential densities and forms. This designation supports commercial or mixed-use development integrated within the Mixed Use Neighborhood area. This designation is intended to provide transition between higher-density and lower-density neighborhoods, or to facilitate new infill development. Infill development in Mixed Use Neighborhood areas can include medium density residential uses, small stand-alone commercial uses or a mix of these uses. The designation allows for a density of up to 30 dwelling units per acre with buildings of up to 3.5 stories. The proposed 13 units on a 1.25 gross acre lot (with 0.09 gross acres of street dedication) results in a density of 11.2 DU/AC.

As there is a range of building types and densities within the surrounding area, the proposed infill development meets the General Plan designation of Mixed Use Neighborhood.

In addition, the proposed project is consistent with the following San José 2040 General Plan Goal and Policy:

1. Goal LU-11 – Residential Neighborhoods: Regulate the urban form, architectural quality and contextual compatibility of new construction and uses within the City's varied residential neighborhoods to promote a residential neighborhood environment conducive to a high quality of life for neighborhood residents and visitors.

*The proposed zoning application proposes residential units which are compatible with the density, massing, and overall architectural design of the surrounding neighborhood.*

2. Policy LU-11.6: For new infill development, match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project. As an exception, for parcels already developed with more than one dwelling unit, new development may include up to the same number of dwelling units as the existing condition. The form of such new development should be compatible with and, to the degree feasible, consistent with the form of the surrounding neighborhood pattern.

*The proposed project is consistent with the character and density of the adjacent neighborhood, and would promote a compatible development pattern. The proposed architecture and site layout of buildings facing interior streets and driveways is also consistent with the surrounding neighborhood pattern.*

## **Municipal Code**

Analysis for conformance with the Municipal Code is generally conducted during the Planned Development Permit review of the project. However tree removal must meet findings established in Chapter 13.32 of the Municipal Code. An ordinance-sized tree on private property (one that measures over 56 inches in circumference at a height of 2 feet above the ground) may only be removed if the tree meets one of the following findings:

1. That the tree affected is of a size, type and condition, and is in such a location in such surroundings, that its removal would not significantly frustrate the purposes of this chapter as set forth in Section 13.32.010; or

*The purpose of Section 13.32.010 is to control the removal of trees in the city, as trees enhance the scenic beauty of the city, increase property values, contribute to energy efficiency, are prime oxygen producers and air purification systems, and provide other environmental benefits to the city. Tree 143 provides each of benefits to the neighborhood and the City and removal would significantly frustrate the purposes of Section 13.32.010. Therefore this finding cannot be made.*

2. That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question; or

*Staff requested in July of 2013 that alternative unit types or site designs be considered in order to allow the preservation of tree 143. Alternative site designs demonstrating why preservation of tree 143 was infeasible were not provided to staff. Based on the proposed site plan and arborist communication, preservation of tree 143 would restrict the construction of two units. As this would still allow for construction of 11 units of the same size and orientation as currently proposed, or an unknown number of units in a different configuration or size, preservation of tree does not unreasonable restrict the economic development of the parcel. Therefore this finding cannot be made.*

3. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal.

*Communication between the applicant and an arborist determined that tree 143 is in fair health. This tree currently does not pose a threat to the public health or safety which requires its removal. Therefore this finding cannot be made.*

Other ordinance-sized trees are located on the site and are not considered to be of such a condition that removal of these trees would be as great a loss to the neighborhood as the removal of tree 143. Restriction on the removal of all ordinance-sized trees on the site would be considered an unreasonable restriction of economic development of the site, but preservation of the largest and most likely oldest tree on the site can be accommodated with a variety of site design solutions (i.e. different type of units, smaller units, less units, redesign lot layout, building orientation/placement).

### **Residential Design Guidelines**

The proposed development standards would allow up to 13 two-story, single family detached or attached residences oriented towards Adamo Drive or an internal private street. The project proposes 13 units each with three bedrooms and an attached two-car (side-by-side) garage. The proposed units are approximately 2,100 square-feet. The proposed project includes five on-site guest parking spaces.

### **Compatibility with Existing Neighborhood**

The proposed single-family residences, as shown in the conceptual site plan and elevations are compatible in terms of use, mass, scale, and height with existing surrounding residential development. Landscaping will provide a buffer between the new project and adjacent properties. The proposed setback along Pearl Avenue is consistent with the setback of existing development along the east side of Pearl Avenue. Additional design and detailing will be evaluated at the Planned Development Permit stage.

### **Site Design**

The site layout complies with the Residential Design Guidelines, which are intended to create compatible relationships between units and allow for cohesive integration with the surrounding neighborhood. Although the proposed site plan meets the Residential Design Guidelines, the layout does not accommodate elements of the existing site, particularly the barn and Tree 143.

The Mitigated Negative Declaration only determined that demolition of the barn would create a significant effect on the environment. The applicant is proposing to relocate the barn to an off-site

location and restore the structure for continued preservation. Development standards of this rezoning include conditions which require the relocation and continued preservation of this structure.

Tree 143 is 51 inches in diameter, which is a significant size. This tree is not a designated City heritage tree, but it is considered by staff to be an important resource to the neighborhood landscape. The applicant provided a communication to staff regarding the preservation of Tree 143 on or off-site. This communication stated that relocation of the tree would be financially infeasible and would only continue the life of the tree for 2 to 5 years. Development in proximity of the tree was stated as feasible if no development occurred within a 30 foot radius of the tree. It was further stated, although not definite, the existing Tree 143 could continue to live for centuries if provided sufficient space.

Staff's ongoing position has been that development can occur on the site with preservation of the tree. The 30 foot radius proposed by the consulting arborist would preclude development of two of the proposed units, based on the proposed site layout. However, a redesign of the site layout and design (i.e. less units, smaller units, or a different housing typology) could allow for preservation of existing tree and a site that provides suitable housing options.

### Height

Consistent with the Guidelines, the project proposes an overall maximum height of 27.10 feet, and two-stories. The prevailing heights for existing development in the immediate vicinity range between 25 and 30 feet.

### Parking

The Residential Design Guidelines recommend that all residential projects provide 2.6 parking spaces for every 3-bedroom unit with a 2-car garage, which would be the equivalent to 26 parking spaces for this project. The proposed project provides 31 parking spaces on-site, with 26 covered parking spaces within two-car private attached garages, and 5 open aggregated spaces within the project site. Based on the Residential Design Guidelines, the proposed project is currently deficient three parking spaces, but provides the substantial amount of parking per the Zoning Ordinance. Should the rezoning be approved, the applicant has the opportunity to revise the site plan at the Planned Development Permit stage to increase the number of parking provided on-site.

### Open Space

The proposed rezoning proposes a minimum of 315 square feet of private open space per unit and 626 square feet of public open space per unit throughout the site. The Residential Design Guidelines state 400 square feet of private open space and 150 square feet of public open space for single-family detached homes. These square footages ensure residents have access to usable public and private recreation areas. Due to the size of the site and the type, number, and size of the proposed units, the minimum amount of private open space cannot be met. However, the applicant is proposing additional public open space to make up for the deficiency in private open space. The site is also within close proximity of an existing park thus additional off-site open space is readily available. The standards proposed by the Residential Design Guidelines are guidelines and not minimum requirements necessary for development.

### Architecture

If this rezoning is approved, the applicant will be required to submit a Planned Development Permit that meets the Development Standards of this Planned Development Rezoning. The Development Standards

require multiple façade designs (four options) and color schemes (three options). This requirement is intended to ensure that the buildings will be unique in character. Further, the proposed Development Standards will create a harmonious community of unique homes compatible with the existing neighborhood.

### **Sustainability**

This project is subject to the City of San José Green Building Ordinance for New Construction Private Development. A future Planned Development Permit for this project will be conditioned to provide a GreenPoint or LEED checklist for the project prior to issuance of a building permit. The project's specific green building measures have not been established at this stage of the process, but will be evaluated at the Planned Development Permit stage.

### **California Environmental Quality Act (CEQA)**

A Mitigated Negative Declaration (MND) was prepared by the Director of Planning, Building, and Code Enforcement for the subject rezoning. The documents were circulated for public review between January 21, 2014 and February 19, 2014.

The MND states that the proposed Planned Development Rezoning will not have a significant effect on the environment. The primary environmental issues addressed in the Initial Study include the potential impacts of the physical development of the site in regards to: preservation of historic resources, air quality during demolition/construction, biological resources. The MND includes mitigation measures that would reduce any potential significant project impacts to a less-than-significant level. The mitigation measures will be included in the development standards of the Planned Development Zoning. The entire MND and Initial Study are available for review online at: <http://www.sanjoseca.gov/DocumentCenter/View/25956>.

### **PUBLIC OUTREACH/INTEREST**

A community meeting was held on November 18, 2013 at the Pearl Avenue Branch Library. This community meeting was posted on the City's website and a notice was sent to property owners and residents within 500 feet of the subject site. There were approximately 30 community members in attendance at the meeting. Attendees expressed concern with:

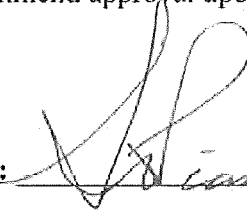
- The existing traffic issues (speed of travel and circulation of the area) would be exacerbated by the proposed project.
- The existing on-street parking is insufficient and would be exacerbated by the proposed project.
- The insufficiency of the mailing list.
- On-site trees and barn

Attendees also expressed a desire that the barn be preserved on-site and that the property be improved as a public park or other community resource.

In addition, a sign was posted on-site to notify the public of the proposed development, and a notice of this Planning Commission public hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. This Staff Report is also posted on the City's website, and staff has been available to respond to questions from the public.

**CONCLUSION**

Based on the above analysis, staff concludes that the proposed rezoning from R-1-8 Single Family Residence to A(PD) Planned Development conforms to the General Plan designation of Mixed Use Neighborhood and that the proposed site plan layout generally conforms to the Residential Design Guidelines. However, staff has determined that development of the site can occur with preservation of tree 143 and that removal of this tree would be a detriment to the neighborhood. Therefore, staff recommends that the Planning Commission recommend approval upon condition of preservation of tree 143 to the City Council.

**Project Manager:** Emily Lipoma **Approved by:** 

**Date:** 2.14.14

Owner/Applicant:	Attachments:
<u>Owners:</u> Joseph and Angelina Speciale 3355 McKinley Drive Santa Clara, CA 95051  <u>Applicant:</u> Mark Lazzarini 255 West Julian Street Suite 502 San Jose CA 95110	Draft Ordinance Development Standards Plan Set

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED ON THE SOUTHEAST CORNER OF PEARL AVENUE AND ADAMO DRIVE (5000 PEARL AVENUE); APN: 458-12-025), TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT.**

**WHEREAS**, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

**WHEREAS**, the area encompassed by the subject proposed rezoning was the subject of a Mitigated Negative Declaration prepared in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, and found complete by the Planning Commission on February 26, 2014, under File No. PDC13-020 (the "MND"), which the determination has not been challenged, protested, or appealed; and

**WHEREAS**, the Council is the decision-making body for the proposed subject rezoning to A(PD) Planned Development; and

**WHEREAS**, this Council of the City of San José has considered, approved and adopted said MND in connection with taking any approval actions on this project.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:**

**SECTION 1.** All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as A(PD) Planned Development. The base zoning district of the subject property shall be the A Agriculture Zoning District. The Planned Development zoning of the subject property shall be that development plan for the subject property entitled, "General Development Plan" last revised on September 9, 2013.

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

**SECTION 2.** The district map of the City is hereby amended accordingly.

**SECTION 3.** The land development approval that is the subject of City File No. PDC 13-020 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby



acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

**PASSED FOR PUBLICATION** of title this 18<sup>th</sup> day of March, 2014 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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CHUCK REED  
Mayor

ATTEST:

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TONI TABER  
Acting City Clerk

**FILE No. PDC13-020**  
**5000 PEARL AVENUE**  
**DEVELOPMENT STANDARDS**

*The following Development Standards are incorporated into the Land Use Plan for Planned Development Zoning PDC13-020. In any cases where the graphic plans and text may differ, this text takes precedence.*

**ALLOWED USES**

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1. Up to 13 single-family residential units.
2. Permitted, Special, and Conditional uses of the R-1-8 Single Family Residence Zoning District, as amended per the Zoning Ordinance. Special and Conditional Uses of the R-1-8 Single Family Residence Zoning District, as amended, may be considered with a Planned Development Permit Amendment.

**DEVELOPMENT STANDARDS**

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MINIMUM SETBACKS

- Building to property line on Adamo Drive: 8.5 feet (Lot 1); 11 feet (Lots 10-13)
- Building to property line on Pearl Avenue: 10 feet
- Building to property line on private street: 4 feet (Lots 1-6); 3 feet (Lots 7-13)
- Building to property line of Tract No. 5127: 8 feet
- Building to property line of Lands of Roman Catholic Bishop of San Jose: 5 feet (Lot 6); 10 feet (Lots 7-9)
- Minor architectural projections such as awnings, trellis elements, eaves, bay windows, etc. may project into any setback by up to 2 feet for a length not to exceed 10 feet or 20% of the subject to approval by the Director of Planning.

SETBACK EXCEPTIONS

- Per Zoning Ordinance, as amended.

MAXIMUM BUILDING HEIGHT

- 35 feet to the top of roof
- 3 stories

ARCHITECTURE

- The project shall use high quality materials and finishes. Façade designs oriented toward the same direction shall be treated so that there is adequate variation between buildings.
- The design of the building facades shall be balanced, harmonious, and pleasing to the eye.
- Multiple materials and façade variations shall be utilized to increase visual interest.
- The architectural design of the houses shall conform to the standards of the Residential Design Guidelines.

- A minimum of four (4) façade designs and a minimum of four (4) techniques (i.e. projections, change in materials, change in wall plane, roof articulation) shall be utilized to vary the façade of the residences.
- A minimum of three (3) color schemes shall be utilized to vary the façade of the residences.

#### PARKING REQUIREMENTS

- Vehicular Parking: Two covered parking spaces shall be provided on-site per unit.
- Guest Parking: Four uncovered guest parking spaces and one uncovered handicapped guest parking spot shall be provided on-site.
- Driveway/Access Roads: Private driveways and access roads shall not be gated.

#### OPEN SPACE REQUIREMENTS

- Private Open Space:
  - Single Family Detached: 400 square feet per unit, minimum width 15 feet
  - Courthomes: 400 square feet per unit, minimum width 15 feet
  - Duplexes: 300 square feet per unit, minimum width 15 feet
  - Rowhouses: 400 square feet per unit, minimum width 15 feet
  - Garden Townhouses: 300 square feet per unit, minimum width 15 feet
- Common Open Space:
  - Single Family Detached: 150 square feet per unit
  - Courthomes: 150 square feet per unit
  - Duplexes: none
  - Rowhouses: 150 square feet per unit
  - Garden Townhouses: 150 square feet per unit

#### ENVIRONMENTAL

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##### Historic Barn

The existing barn may either be retained on-site or relocated to an off-site location.

If the barn is relocated off-site:

- An approved relocation plan with associated signed agreement between interested parties for the barn that identifies a new location that is appropriate for the historic resource shall be provided to the Planning Department prior to issuance of a Planned Development Permit. The plan shall include the physical move, relocation in its present condition onto a foundation, rehabilitation of the barn in conformance with the guidelines for moving historic buildings and *The Secretary of the Interior's Standards for the Treatment of Historic Buildings*, including contracts, all applicable agreements, and proof of funding and long term preservation, operations and maintenance of the structure to the satisfaction of the Director of Planning, Building, and Code Enforcement.
- The developer or successor of interest shall provide appropriate evidence of compliance with the condition to restore the barn to the satisfaction of the Director of Planning, Building, and Code Enforcement, which evidence may include, but not be limited to, photographs, to the Planning Department, prior to the issuance of a Building Permit.

If the barn is retained on-site:

- Develop a project with preservation of the barn on the site and identify a use for the barn.
- A restoration and long-term operations and maintenance plan shall be developed and provided to the Planning Department for approval prior to the issuance of a Grading Permit.
- Prior to the issuance of a Building Permit, evidence of the restoration of the barn (including contracts, all applicable agreements and proof of funding) shall be provided to the Planning Department for approval prior to the issuance of a Grading Permit.
- The developer or successor of interest shall provide appropriate evidence of compliance with the condition to restore the barn to the satisfaction of the Director of Planning, Building, and Code Enforcement, which evidence may include, but not be limited to, photographs, to the Planning Department, prior to the issuance of a Building Permit

#### Valley Oak Tree (#143)

The Valley Oak tree with a to-date diameter of 51 inches, identified as Tree #143, shall be retained on-site. In the event this tree is removed, ten (10) Valley Oak tree seedlings shall be planted. The stock or seedlings used should be sourced from tree #143 or a Valley Oak tree from Santa Clara Valley to the maximum extent possible.

The planting locations of these seedlings must be on-site or in close proximity to the site and shall be subject to approval of the Planning Department, and completed prior to the issuance of any certificate of occupancy. The permittee shall develop a monitoring and maintenance plan to monitor and maintain the seedlings for the first five years after planting. This monitoring and maintenance plan shall identify strategies to achieve a 70% success rate, which will be considered performance criteria. A qualified biologist shall provide an annual status report for the first five years to the Planning Department.

#### Conformance to Mitigation Monitoring & Reporting Program.

This project shall conform to all applicable requirements of the Mitigation Monitoring and Reporting Program (MMRP) approved for this development. The following mitigation or avoidance measures are organized by impact category and identify in parenthesis the person or entity responsible for monitoring compliance.

### **MITIGATION MEASURES**

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#### **1. BIOLOGICAL RESOURCES –**

- a. **Tree Removals.** There are 79 trees on the project site. Seventy-five trees are planned to be removed with the project. Twenty-five (25) of the trees to be removed (4 native) exceed 18 inches in diameter (56 inches in circumference) and require a permit for removal under the City's Tree Ordinance. As more than 20 non-native Ordinance-sized trees are to be removed with the project, the proposed tree removal would be a significant impact and will be mitigated through the following measures:

- i. Any tree that is removed shall be replaced with the planting of a new tree(s) in accordance to City of San Jose Tree Replacement requirements as shown on the Tree Replacement Ratios table;

ii. **Table 4. Tree Replacement Ratios**

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 to <18 inches	3:1	2:1	None	24-inch box
<12 inches	1:1	1:1	None	15-gallon container

x:x = tree replacement to tree loss ratio

**Note:** Trees greater than 18" diameter will not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

- iii. The species and exact number of trees to be planted on the site shall be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement.
- iv. Replacement trees are to be above and beyond standard landscaping; required street trees do not count as replacement trees.
- v. In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures shall be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:
1. The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
  2. An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement. Contact Jaime Ruiz, Parks, Recreation and Neighborhood Services Landscape Maintenance Manager for specific park locations in need of trees.
  3. A donation of \$300.00 per mitigation tree will be paid to Our City Forest for in-lieu offsite tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our City Forest, at (408) 998-7337 x106 to make a donation. A

donation receipt for offsite tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

b. **Trees Protected During Construction.** Four trees are currently planned to be retained with the project and should be protected during construction. The following tree protection measures shall also be included in the project in order to protect trees to be retained during construction:

- i. **Preconstruction Treatments Tree Protection Measures.** The applicant will retain a consulting arborist. The construction superintendent will meet with the consulting arborist before beginning work to discuss work procedures and tree protection.
- ii. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fences will be 6-foot chain link or equivalent as approved by consulting arborist. Fences are to remain until all grading and construction are completed.
- iii. Prune trees to be preserved to clean the crown and to provide clearance. All pruning will be completed or supervised by a Certified Arborist and adhere to the Best Management Practices for Pruning of the International Society of Arboriculture.
- iv. **During Construction.** No grading, construction, demolition or other work will occur within the tree protection zone. Any modifications must be approved and monitored by the consulting arborist.
- v. Any root pruning required for construction purposes will receive the prior approval of, and be supervised by, the consulting arborist.
- vi. Supplemental irrigation will be applied as determined by the consulting arborist.
- vii. If injury should occur to any tree during construction, it will be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
- viii. No excess soil, chemicals debris, equipment or other materials will be dumped or stored within the tree protection zone.
- ix. Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel.
- x. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees will be designed to withstand differential displacement

- c. **Raptors and Other Migratory Birds.** The project site provides potentially suitable habitat for tree-nesting raptors and other migratory birds.
  - i. If possible, construction should be scheduled between October and December (inclusive) to avoid the nesting season.
  - ii. If this is not possible, pre-construction surveys for nesting raptors and other migratory breeding birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation.
  - iii. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities.
  - iv. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for nests.
  - v. If an active nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the California Department of Fish and Wildlife, designate a construction-free buffer zone (typically 250 feet for raptors and 100 feet for other birds) around the nest, which shall be maintained until after the breeding season has ended and/or a qualified ornithologist has determined that the young birds have fledged.
  - vi. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning, Building and Code Enforcement prior to the issuance of any grading or building permit.
- d. **Bats.** The project site provides potentially suitable habitat for bats. A detailed bat survey shall be conducted to determine if bats are roosting or breeding in the onsite buildings prior to demolition.
  - i. A qualified bat specialist shall look for individuals, guano, staining, and/or vocalization by direct observation and potential waiting for nighttime emergence.
  - ii. The survey shall be conducted during the time of year when bats are active, between April 1 and September 15.
  - iii. If demolition is planned within this timeframe, the survey shall be conducted within 30 days of demolition.

- iv. An initial survey could be conducted to provide early warning if bats are present, but a follow-up survey will be necessary within 30 days.
- v. If demolition is planned outside of this timeframe (September 16 through March 31), the survey shall be conducted in September prior to demolition.
- vi. If no bats are observed to be roosting or breeding in these structures, then no further action would be required, and demolition can proceed.
- vii. If a non-breeding bat colony is found in the buildings to be demolished, the individuals will be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or "take" would occur to any bats as a result of demolition activities. If a maternity colony is detected in the buildings, then a construction-free buffer shall be established around the structure and remain in place until it has been determined by a qualified bat specialist that the nursery is no longer active. Demolition will preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.
- viii. A biologist report outlining the results of pre-construction bat surveys and any recommended buffer zones or other mitigation shall be submitted and approved to the satisfaction of the Director of Planning, Building and Code Enforcement prior to the issuance of any grading, building, or tree removal permit.

## 2. CULTURAL RESOURCES –

- a. **Historic Barn.** The large Monitor Style barn on the project site was determined to be eligible for listing in the California Register of Historical Resources because it is an unusual distinctive structure, and as a Structure of Merit important to the architectural history of San Jose. Demolition of the barn would create a significant effect on the environment.
  - i. A relocation plan for the barn that identifies a new location that is appropriate for the historic resource shall be developed; and a plan for the physical move, relocation in its present condition onto a foundation, rehabilitation of the barn in conformance with the guidelines for moving historic buildings and *The Secretary of the Interior's Standards for the Treatment of Historic Buildings*, and long-term preservation, operations and maintenance shall be developed and provided to the Senior Planner of the Environmental Review Team for approval prior to the issuance of a Planned Development Permit.
  - ii. Prior to the issuance of a Grading Permit, evidence shall be provided showing when the relocation and restoration of the barn will begin and include contracts, all applicable agreements and funding that will ensure that it will be completed; or,



- iii. A project shall be developed with preservation of the barn on the site that identifies a use for the barn.
- iv. Prior to the issuance of a Grading Permit, evidence shall be provided showing when the restoration of the barn will begin and include contracts, all applicable agreements and funding that will ensure that it will be completed.
- v. A land survey documenting the location of all buildings on the site and a photographic survey of the site and barn shall be conducted prior to any demolition or relocation activities. The photographic survey shall be to the standards of History San Jose and approved by the City of San Jose Planning Division. The survey shall include the history of the property and, if possible, interviews with previous owners regarding the use of the property and changes over time. Copies of the survey documents and photographs shall be archived at History San Jose, with copies to the California Room of the Dr. Martin Luther King, Jr. Main Library and the San Jose Planning Division.

### 3. HAZARDS AND HAZARDOUS MATERIALS –

- a. **Buried Debris.** Buried structures, impacted soil and/or debris, etc. may have been obscured by existing structures or pavement and may be encountered during site development activities.
  - i. Prior to issuance of a Grading Permit, a Soil Management Plan shall be developed to the satisfaction of the Santa Clara County Department of Environmental Health, with a copy to the City of San Jose Planning Division's Environmental Review Team Senior Planner. The Soil Management Plan shall establish practices for managing and handling buried structures, burn areas, debris and/or impacted soil if these materials/structures are encountered prior to or during demolition and/or site grading. The measures identified in the Soil Management Plan, including special handling and/or disposal measures, shall be implemented as warranted.
- b. **Soil Contamination.** Shallow soil with total petroleum hydrocarbon (TPH<sub>mo</sub>) concentrations exceeding Environmental Screening Levels (ESLs) was detected near the well and inside the barn.
  - i. The shallow soil with TPH<sub>mo</sub> impacts near the well and inside the barn shall be removed for appropriate offsite disposal prior to development.
- c. Shallow soil with organochlorine pesticides concentrations exceeding California Human Health Screening Levels (CHHSLs) and ESLs was detected on the southwesterly side of the residence.

- i. The shallow soil with TPHmo impacts near the well and inside the barn shall be removed for appropriate offsite disposal prior to development.
  - ii. The shallow pesticide-impacted soil that exceeds CHHSLs and ESLs on the southwesterly side of the residence (SB-13) shall be excavated and removed for appropriate offsite disposal prior to development.
- d. Shallow soil with lead concentrations exceeding CHHSLs and ESLs was detected on the northwesterly and southerly sides of the residence.
  - i. The shallow lead-impacted soil that exceeds CHHSLs and ESLs in the northwesterly and southerly sides of the residence (SB-9, SB-13, SB-14, SB-15 and SB-16) shall be excavated and removed for appropriate offsite disposal prior to development.
- e. Shallow soil with total petroleum hydrocarbon, organochlorine pesticides and/or lead concentrations exceeding CHHSLs and/or ESLs was detected on the site.
  - i. Verification samples shall be collected and analyzed for total petroleum hydrocarbons, organochlorine pesticides and/or lead to document that the impacted soil has been sufficiently removed from the site.

## **PUBLIC WORKS**

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### **Project Conditions:**

**Public Works Clearance for Building Permit(s) and Tract Map Approval:** The applicant will be required to have satisfied the following Public Works conditions prior to the issuance of Building permits or the approval of a Tract Map, whichever occurs first. The applicant is advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes less than 15 Single Family detached units.
3. **Grading/Geology:**
  - a) A grading permit may be required prior to the issuance of a Public Works Clearance.
  - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.

- c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
  - d) The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
  - e) All on-site storm drainage conveyance facilities and earth retaining structures 4' foot in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10-year storm event.
4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.
- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
  - b) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
5. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
6. **Parks:** This residential project is subject to the payment of park fees in-lieu of land dedication under either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code).
7. **Undergrounding:** The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Pearl Avenue prior to issuance of a Public Works Clearance. 100 % percent of the base fee in place at the time of payment will be due. Currently, the 2013 base fee is \$418 per linear foot of frontage and is subject to change every January 31st based on the Engineering News Record's City Average Cost Index for the previous year.

The project will be required to pay the current rate in effect at the time the Public Works Clearance is issued.

8. **Street Improvements:**

- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- b) Construct standard curb, gutter, and sidewalk along project frontage.
- c) A 45-foot public street dedication is required along Pearl Ave. frontage.
- d) Construct the following:
  - i) Two (2) wheelchair ramps at opposite returns at the corner of Pearl Avenue and Adamo Drive
  - ii) One (1) wheelchair ramp at the southeast corner of the project site, and
  - iii) Upgrade the two (2) existing wheelchair ramps, one on each side of the adjacent property driveway on Pearl Ave.
- e) Construct 12-foot sidewalk with tree wells on Pearl Ave. frontage.
- f) Construct 10-foot sidewalk with tree wells on Adamo Dr. frontage.
- g) Remove "No Parking of Vehicle Over 6 feet" sign on Adamo Dr.
- h) Install R26(S) "No Stopping Anytime" sign midway on Pearl Ave. frontage.
- i) Relocate existing fire hydrant adjacent to proposed driveway on Adamo Dr.
- j) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.

9. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.

10. **Street Trees:** The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in park strip along both project frontages on Adamo Dr. and Pearl Ave. Obtain a DOT street tree planting permit for any proposed street tree plantings. Street trees shown on this permit are conceptual only.

11. **Private Streets:**

- a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
- b) The plan set shall include details of private infrastructure improvements.

# **EXHIBIT "C"** **GENERAL DEVELOPMENT PLAN**

FOR UP TO 13 SINGLE FAMILY DETACHED RESIDENTIAL UNITS

## **LANDS OF SPECIALE**

500 PEARL AVENUE AT ADAMO DRIVE

**DAL - LAND DEVELOPER**

### **TABLE OF CONTENTS**

Sheet Number	Description
1	Title Sheet
2.1	Land Use Plan
3.1	Conceptual Site Plan
4.1 - 4.5	Conceptual Grading and Drainage Plan
A0.1 - A2.0	Conceptual Building Floor Plans and Elevations
L1.0 - L1.1	Conceptual Landscape Plans
7	Tree Removal Plan

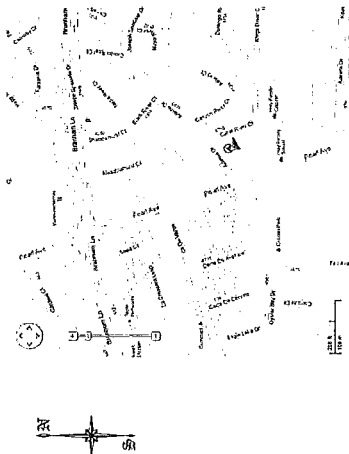
### **DEVELOPMENT SCHEDULE**

TIME OF COMMENCEMENT	FEB. 2013
TIME OF COMPLETION	FEB. 2014

### **STATEMENTS AND TABLES**

<b>SINGLE FAMILY DETACHED TOWNHOME RESIDENTIAL</b>	
a. total acres of subject property gross	1.25 ± ac
public street dedication	0.09 ± ac
net	1.16 ± ac
b. total number of dwelling units	13 each
c. total number of off-street parking detached townhomes required (per RODS):	33.0 stalls
3br: 2.6 stalls/unit	33 stalls
provided garage/unit:	26 stalls
on-site	7 stalls
Adamo Dr. 7 stalls/2	3 stalls
d. total amount of surface area for:	0.22 ± ac
private streets	19.0%
percentage of private street	
e. total amount of surface area for:	0.02 ± ac
driveway apron	1.7%
percentage of driveway apron	
f. total amount of surface area for:	0.43 ± ac
building footprint	37.1%
percentage of building footprint area	
g. total amount of surface area for:	0.49 ± ac
landscaping	42.2%
percentage of landscape area	
h. Private Open Space	350 sf min
i. density	11.2 du/lot
net (1.3 units/1.16 ± ac)	

### **LOCATION MAP**



OWNER:	OWNERS/DEVELOPER:	ARCHITECT:	LANDSCAPE ARCHITECT:	ENGINEER:
Joseph & Angelina Speciale 500 Pearl Avenue San Jose, CA 95136	DAL Properties, LLC 255 West Julian Street, Suite 502 San Jose, CA 95110 Phone Number: (408) 298-9305 Contact Person: Mark Lazzarini	Dalini Group 5665 Owens Drive Pleasanton, CA 94588 Phone Number: (925) 251-7200 Contact Person: Don Rutloff	Van Dorn Abled Landscape Architects 569 Howard Street, Suite 3 San Francisco, CA 94105 Phone Number: (415) 979-9918 Contact Person: Zola Abled	Charles W. Davidson Co. 255 West Julian Street Suite 200 San Jose, CA 95110 Phone Number: (408) 295-9162 Contact Person: Michelle Fisk

### **DAL PROPERTIES**

255 WEST JULIAN STREET, SUITE 502  
SAN JOSE, CA 95110  
Telephone: (408) 298-9305  
Fax: (408) 298-9305

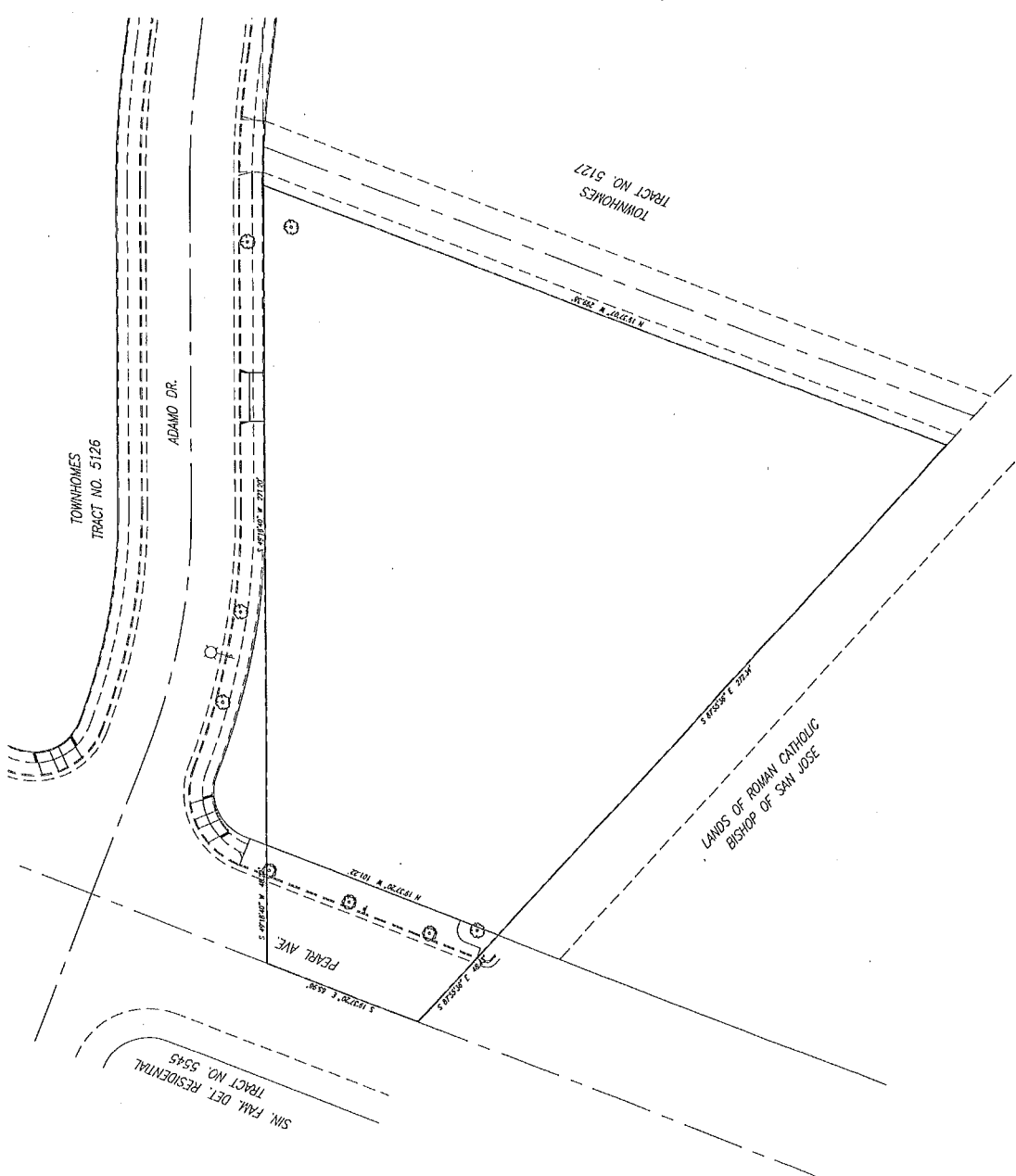
### **COVER SHEET**

**DAL PROPERTIES**  
5000 PEARL AVENUE AT ADAMO DRIVE  
SAN JOSE, CALIFORNIA

PDC 13-020

Charles W. Davidson Co.  
A CALIFORNIA CORPORATION  
255 WEST JULIAN STREET, SUITE 200  
SAN JOSE, CA 95110-1046  
TEL: (408) 295-9162 FAX: (408) 295-9161

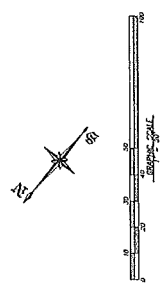
DATE: 8-9-13 JOB NO.: 18003  
SHEET NO.: 1 OF 7  
SHEET TITLE: COVER SHEET  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 8-9-13



LAND USE TABLE - SINGLE FAMILY DETACHED

SYMBOL	USE	AREA	INTENSITY	NO. OF UNITS	NET DENSITY
[Hatched Box]	PUBLIC STREET	0.09	7.2		
[Hatched Box]	SIN FAM DET RES	1.16	92.6	13	11.2
[Hatched Box]	PVT. DRIVE/PARKING	(0.22)	19.0		
[Hatched Box]	APRON SPACE	(0.03)	2.6		
[Hatched Box]	BUILDING	(0.39)	33.6		
[Hatched Box]	LANDSCAPE	(0.52)	44.8		
	TOTAL	1.25 AC.	100%	13	11.2

BOUNDARY OF PD ZONING  
 GROSS AREA = 1.25± AC. NET AREA = 1.16± AC  
 APN 456-12-025



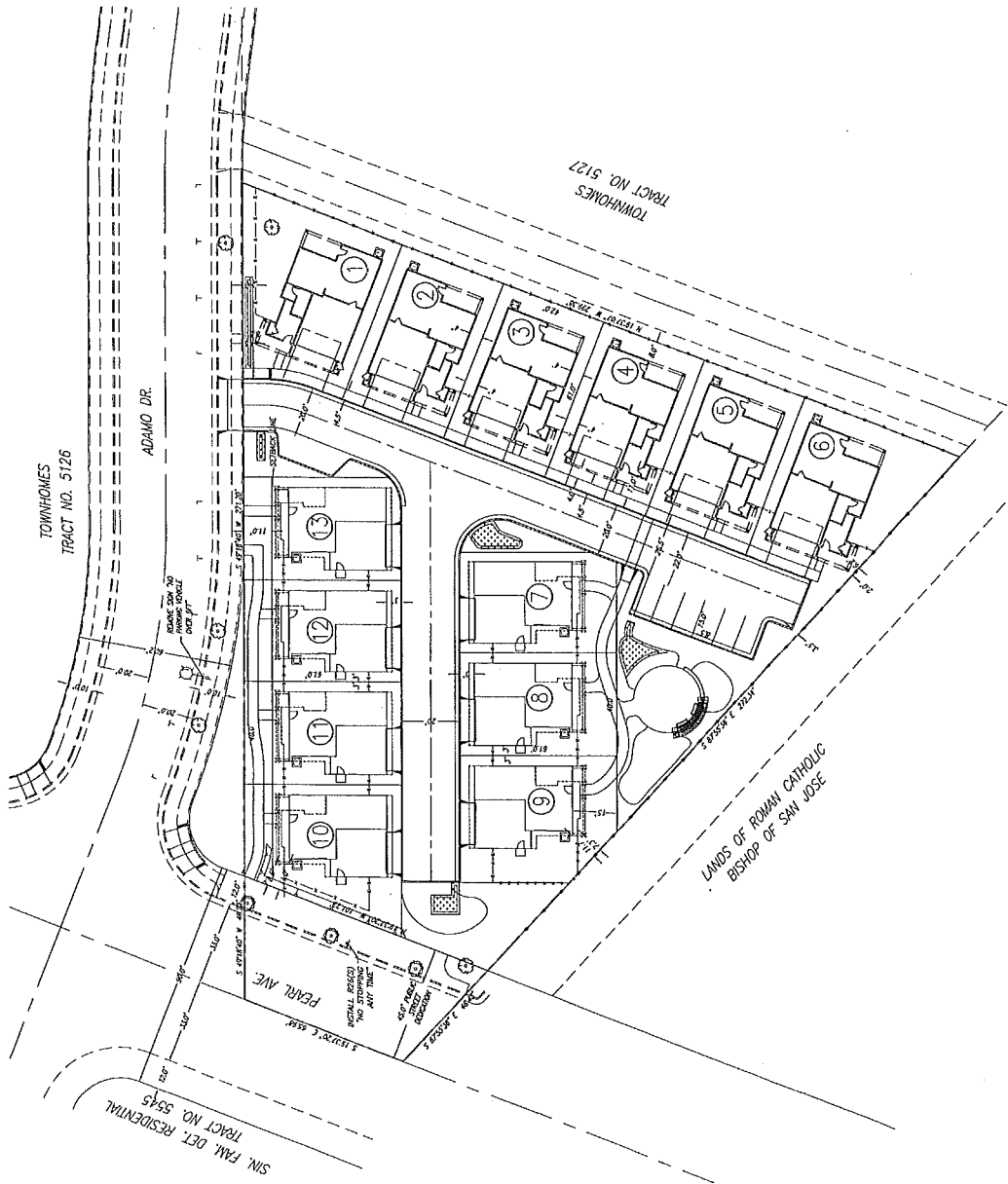
**D.A.L. PROPERTIES**  
 255 WEST JULIAN STREET, SUITE 502  
 SAN JOSE, CALIFORNIA 95128  
 Telephone: (408) 298-5005  
 Fax: (408) 298-5008

**LAND USE PLAN**  
**DAL PROPERTIES**  
 5000 PEARL AVENUE AT ADAMO DRIVE  
 SAN JOSE, CALIFORNIA

PDC 13-020

*Charles W. Davidson Co.*  
 A CALIFORNIA CORPORATION  
 255 W. JULIAN ST. 5TH FL. SAN JOSE, CA 95128-2948  
 TEL: (408) 298-5122 FAX: (408) 298-5117

DATE: 8-2-12	JOB NO.	11767
SHEET: 1 - 21	PROJECT NO.	11767
DRAWN BY:		
CHECKED BY:		
DATE: 8-2-12	SHEET NO.	21
BY:		



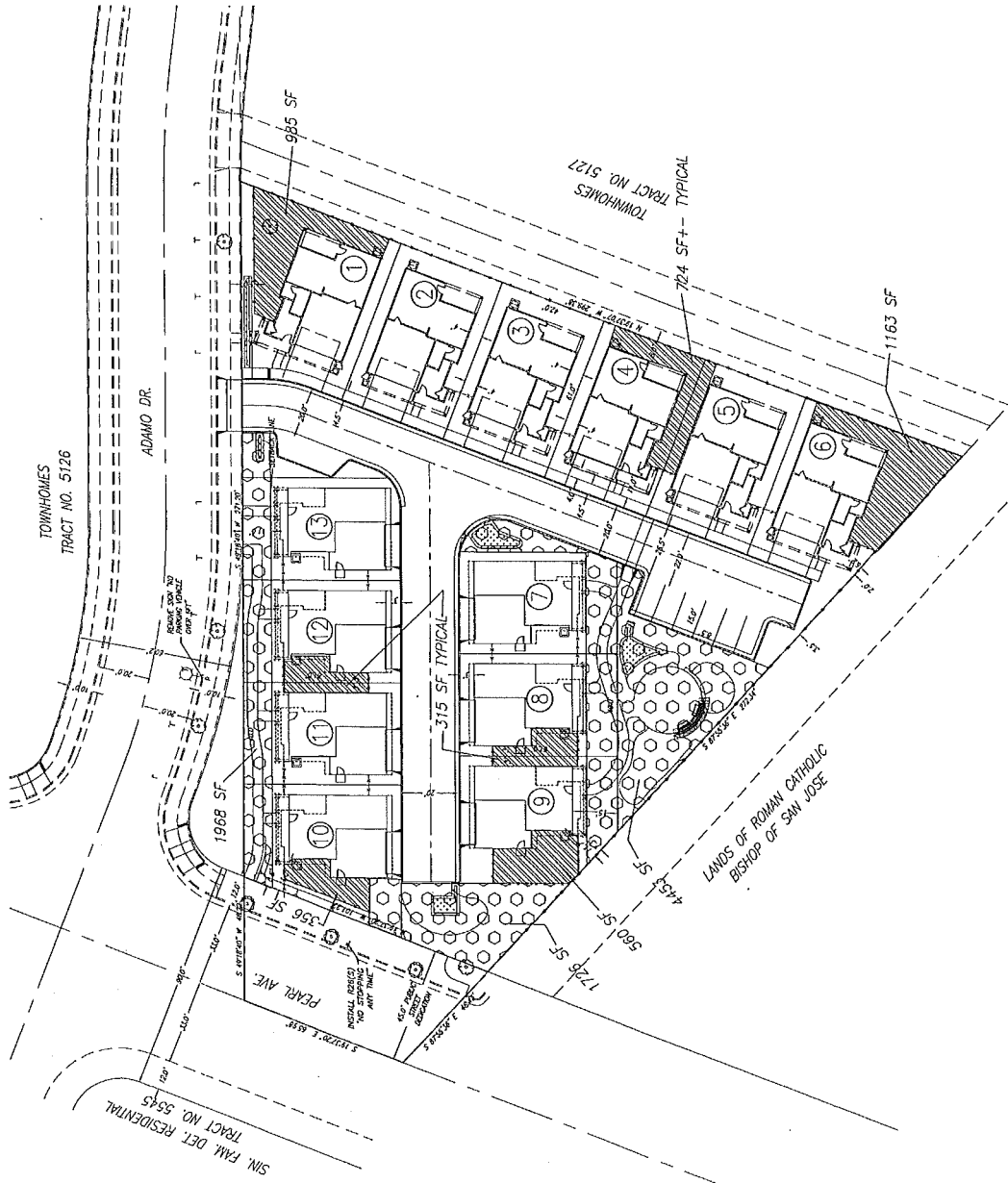
NOTES:  
 1. THESE PLANS PLOTTED ARE SHOWN FOR CONCEPTUAL AND PRELIMINARY PURPOSES ONLY. ALL DIMENSIONS SHALL BE OBTAINED AT THE BUILDING PERMIT STAGE.

Project:	Charles W. Davidson Co.	Sheet:	1 of 3	Scale:	1" = 20'	Drawn By:	ALM
Client:	DAL PROPERTIES	Sheet No:	3				
Location:	5000 PEARL AVENUE AT ADAMO DRIVE SAN JOSE, CALIFORNIA						
Prepared By:	255 WEST JULIAN STREET, SUITE 502 SAN JOSE, CA 95128 Tel: (408) 298-0005 Fax: (408) 298-0006						

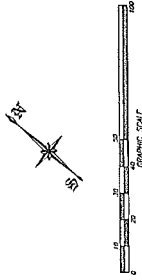
PDC 13-020

CONCEPTUAL SITE PLAN  
 DAL PROPERTIES  
 5000 PEARL AVENUE AT ADAMO DRIVE  
 SAN JOSE, CALIFORNIA

DAL PROPERTIES  
 255 WEST JULIAN STREET, SUITE 502  
 SAN JOSE, CA 95128  
 Telephone: (408) 298-0005  
 Fax: (408) 298-0006



OPEN SPACE CALCULATIONS:  
 PLAN 1 - 315 SF + 110 SF PORCH = 425 SF  
 PLAN 2 - 725 SF + 105 SF BALCONY + 105 SF PATIO=935 SF  
 COMMON OPEN SPACE -  
 4453 SF + 1726 SF + 1968 SF = 8147 SF  
 8147 SF / 13 DU = 626 SF PER UNIT



NOTES:  
 1. ALL PLANS, SPECIFICATIONS AND SCHEDULES SHALL BE ACCORDING TO THE BUILDING PERMIT CODE.

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Sheet No.		Sheet	31

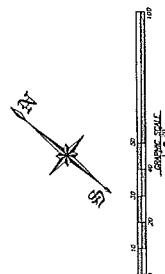
Charles W. Davidson Co.  
 250 E. ADAMS ST., 4TH FLOOR  
 SAN JOSE, CALIF. 95112  
 TEL. (408) 286-0000 FAX (408) 286-0001

PDC 13-020

OPEN SPACE EXHIBIT  
 DAL PROPERTIES  
 5000 PEARL AVENUE AT ADAMO DRIVE  
 SAN JOSE, CALIFORNIA

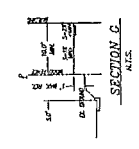
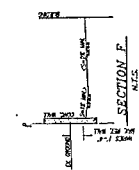
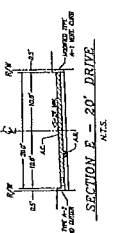
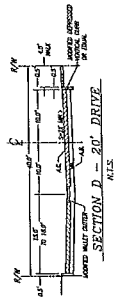
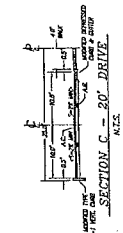
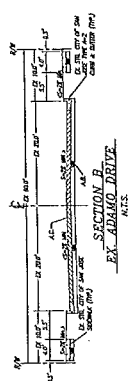
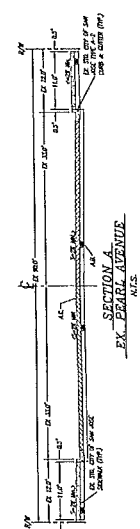
DAL PROPERTIES  
 250 WEST ADAMS STREET, SUITE 202  
 SAN JOSE, CA 95112  
 Telephone: (408) 286-0000  
 Fax: (408) 286-0001





PDC 13-020

14



<b>DAL PROPERTIES</b> 255 WEST ALJIAN STREET, SUITE 502 SAN JOSE CA 95128 TEL: (408) 238-0005 FAX: (408) 238-0005		<b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b> DAL PROPERTIES 5000 PEARL AVENUE AT ADAMO DRIVE SAN JOSE CALIFORNIA		DATE: 8-2-13 DRAWN BY: M.H.L. CHECKED BY: M.H.L. SCALE: 1" = 20'	SHEET NO.: 42 OF 42
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NOTES: SEE SHEET 20/01A FOR PLAN

**Soil Types:** Alluvial deposits consisting of clay, sands and gravel.

**Ground Water Depth:** 15-20 feet below the ground surface.

**Name of receiving water body:** Thompson Creek

The main component of total suspended solids (TSS), and is detrimental to aquatic life. They also transport pollutants such as trace metal nutrients and hydrocarbons that attach to each particle.

**NUTRIENTS:** organic filter, fertilizer, food waste, sewage and sediment. Nutrients include nitrogen, phosphorus and other organic compounds. Excess nutrients impact creek health and impair use of water in water body. Excess nutrients can cause excessive growth of algae or weeds.

**MTALS:** motor vehicles, roofing and construction materials and chemicals.

BACTERIA & VIRUSES: animal excrement (areas where pets are often walked), sanitary overflow, and trash handling areas (composters). Bacteria & viruses may pose public health and safety concerns if they

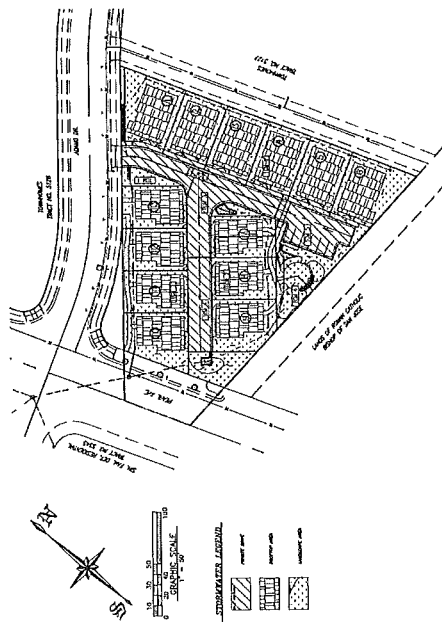
**OIL & GREASE:** motor vehicles, food service establishments and fueling stations.

**The land site will be designed to Minimize the Directly Connected Impervious Area (DCIA). The downspouts will not be directly connected to the storm sewer system and will be directed into the landscape areas. As per the SDC rule the "intervening pervious areas receiving runoff (p)" must be at least one half the size of impervious surface areas generating runoff (p).**

Stoneford LID is infeasible for this site due to the amount of landscape vs. impervious area & the soil type per city requirements. Therefore, the site will use Bio-Retention to treat impervious areas.

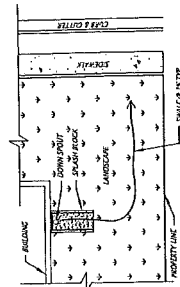
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BUDGE CALCULATIONS FOR STORM WATER TREATMENT									
ID	Description	Area (sq ft)	Volume (cu yd)	Non-Transfered Area (sq ft)	Language Spent/Transferred Area (sq ft)	Material Area Received (sq ft)	Material Area Provided (sq ft)	Material Area (sq ft)	Material Area (sq ft)
1	Stormwater treatment	1,418	174	648	102	31	108	108	108
2	Stormwater treatment	2,803	2,271	224	134	134	141	141	141
3	Stormwater treatment	4,147	3,344	803	1,431	47	1,789	1,789	1,789
4	Stormwater treatment	2,789	2,338	1,431	134	134	141	141	141
5	Stormwater treatment	4,942	3,321	1,431	134	134	141	141	141

[illegible][illegible]

NOTES:

1. SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BUILDING DOWNSPOUTS.
2. STABLE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDING.

[illegible]

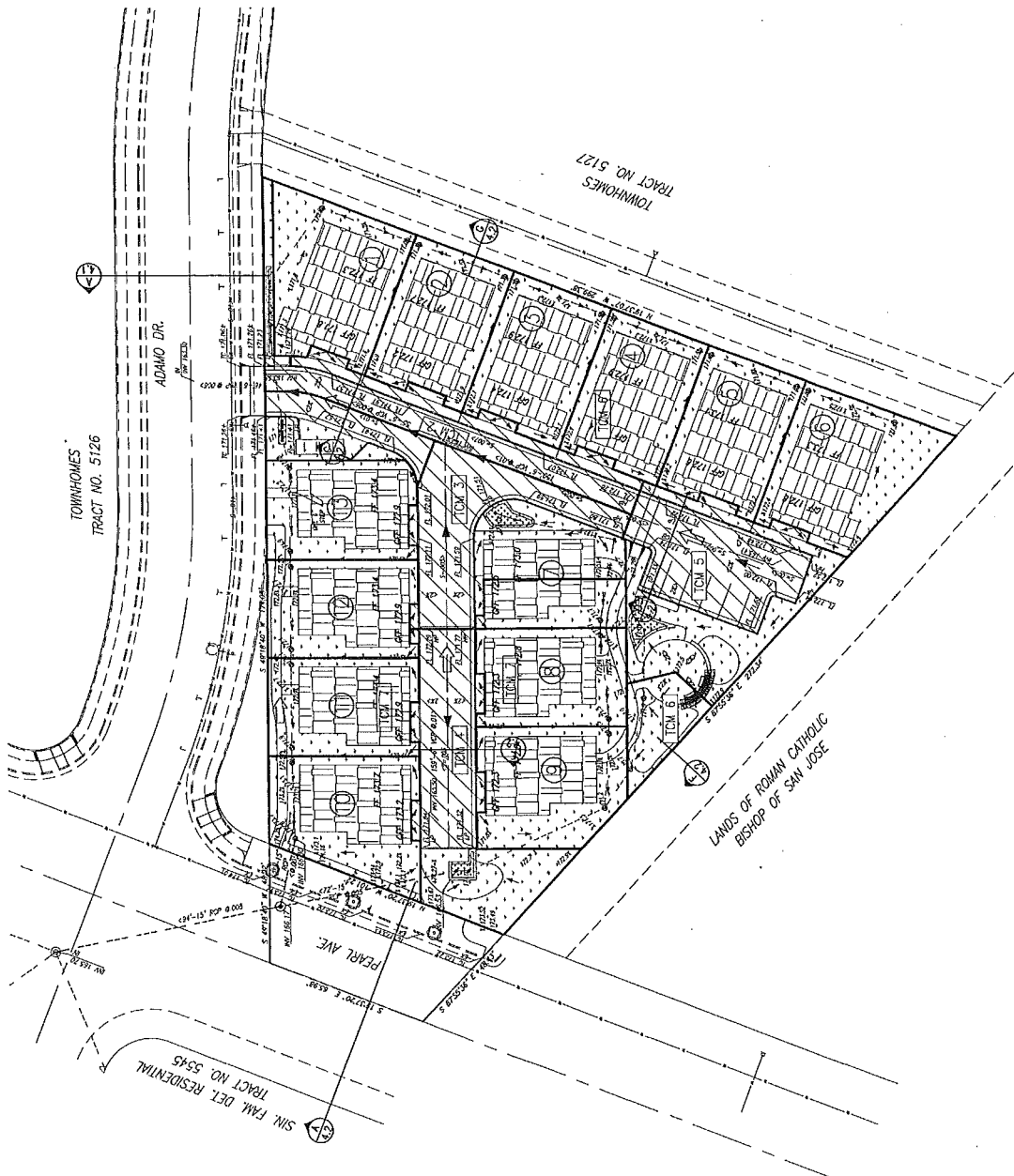
25TH ANNUAL MEETING

SPLASH BLOCK  
NTS

[illegible]

**CONCEPTUAL STORM WATER TREATMENT PLAN**  
**DAL PROPERTIES**  
**5000 PEARL AVENUE AT ADAMO DRIVE**  
**SAN JOSE, CALIFORNIA**

**D.A.L. PROPERTIES**  
255 WEST JULIAN STREET, SUITE 502  
SAN JOSE, CA 95101  
Telephone: (408) 258-9005  
Fax: (408) 258-6006



**D.A.L. PROPERTIES**  
 255 WEST CALAN STREET, SUITE 002  
 SAN JOSE, CALIFORNIA 95128  
 Telephone (408) 284-4005  
 Fax (408) 284-4006

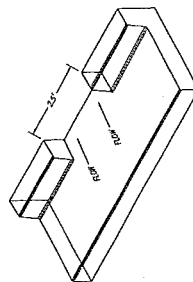
**CONCEPTUAL STORM WATER TREATMENT PLAN**  
**DAL PROPERTIES**  
 5000 PEARL AVENUE AT ADAMO DRIVE  
 SAN JOSE, CALIFORNIA

PDC 13-020

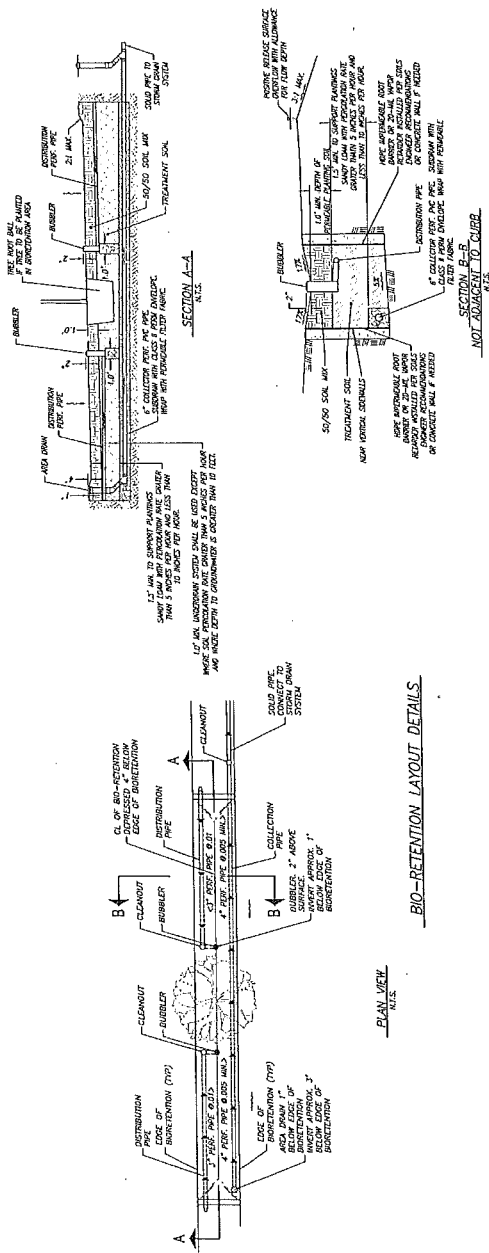
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Client:	A CALIFORNIA CORPORATION	Scale:	1" = 20'
Consulting Engineer:	CONSULTING ENGINEERS	Drawn By:	M.H.C.
235 EL CAMINO REAL, SUITE 100, SAN JOSE, CA 95128		Check:	4.4
		Appr:	

[illegible]

- [illegible]



CURB OPENING  
N.T.C.



BIO-RETENTION LAYOUT DETAILS

PLAN VIEW  
N.T.S.

SECTION B-5  
NOT ADJACENT TO CURB

CONCEPTUAL STORM WATER TREATMENT PLAN  
DAL PROPERTIES  
5000 PEARL AVENUE AT ADAMO DRIVE  
SAN JOSE, CALIFORNIA

## DAI PROPERTIES

255 WEST JULIAN STREET, SUITE 502  
SAN JOSE, CA 95130  
Telephone: (408) 298-9305  
Fax: (408) 298-9306

Charles W. Davidson Co.

A CALIFORNIA CORPORATION

1 W. ARMAN ST. #200 SAN JOSE, CA 95110-2408  
CONSULTING CIVIL ENGINEERS

	TL	(408)	253-9742	JAR	(408)	993-1511
--	----	-------	----------	-----	-------	----------

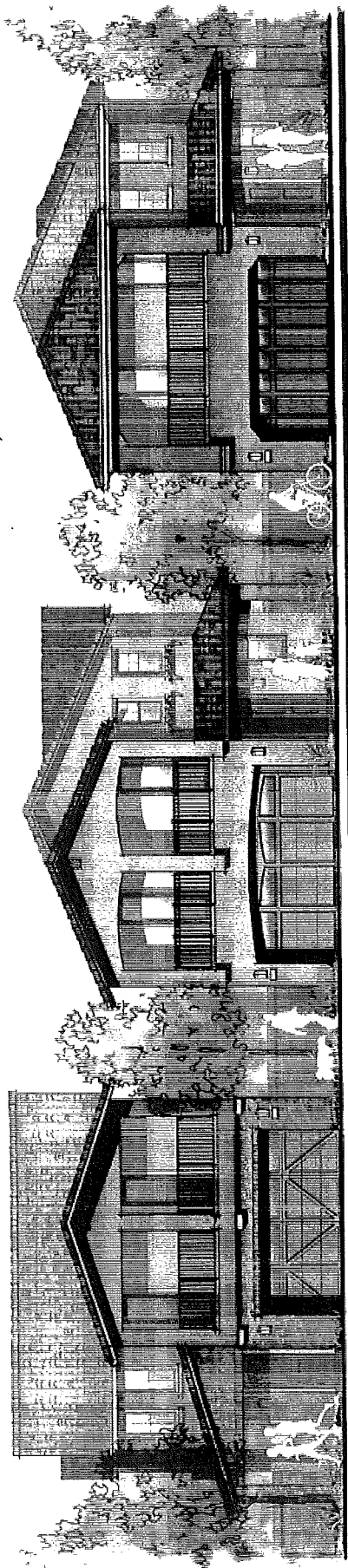
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Scale 20: Selfishness 100

David Miller  
A E

42

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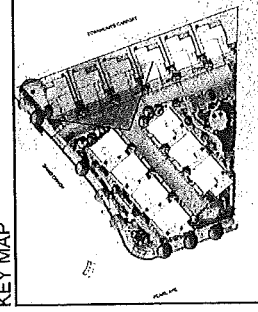


PLAN 2 FRONT ELEVATION C

PLAN 2 FRONT ELEVATION A

PLAN 2 FRONT ELEVATION B

KEY MAP



Conceptual  
Pearl Avenue  
Streetscape

JOB NO. 1128.001

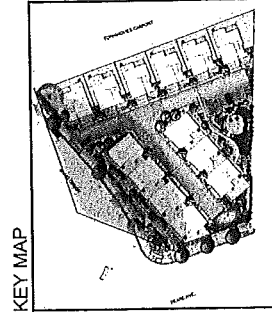
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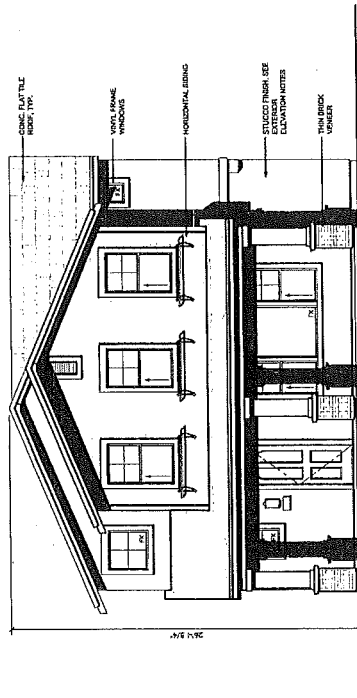
2565 Owens Drive  
Palo Alto, CA 94303  
650-251-1200

DAHLIN  
group

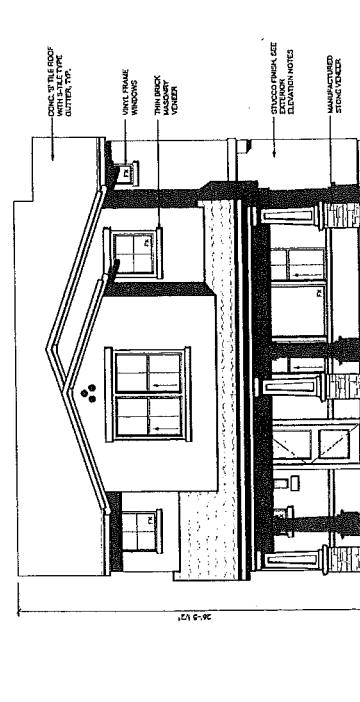
PEARL AVENUE - SAN JOSE, CA  
for DAL Properties



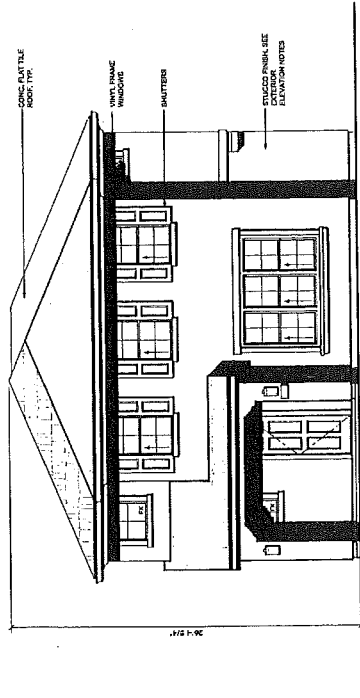
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PLAN 1 FRONT ELEVATION A



**PLAN 1 FRONT ELEVATION B**  
**SCALE: 1/4" = 1'-0"**



**PLAN 1 FRONT ELEVATION C**  
SCALE: 1/4" = 1'-0"

### Plan 1 Elevations

JOB NO.	1128.001
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A1.0

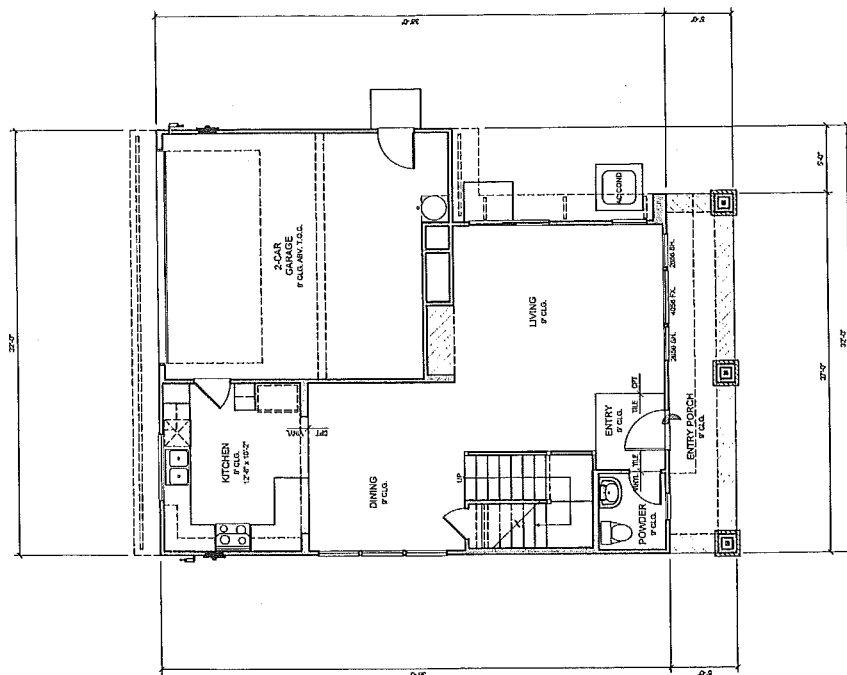
5065 Owens Drive  
Pleasanton, CA 94568  
925-251-7200

DAHLIN group

**PEARL AVENUE - SAN JOSE, CA**  
for DAL Properties

2021-26\_CalProperlies1001\_PeakMassiveWichProPONT2007\_A100\_start.dwg, 27/3/2016 22:23:58 PM, documents





TOTAL LIVING AREA:	
First Floor	1873 sq. ft.
Second Floor	720 sq. ft.
	1153 sq. ft.
2 Car Garage:	
Front Porch (Over A & B):	264 sq. ft.
Front Porch (Over C):	125 sq. ft.
	489 sq. ft.
2 BHK, 2 1/2 BA with Loft.	

PLAN 1 FIRST FLOOR PLAN, ELEVATION A

## Plan 1 Floor Plans

## Plan 1 Floor Plans

JOB NO.	1120.001
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## A1.1

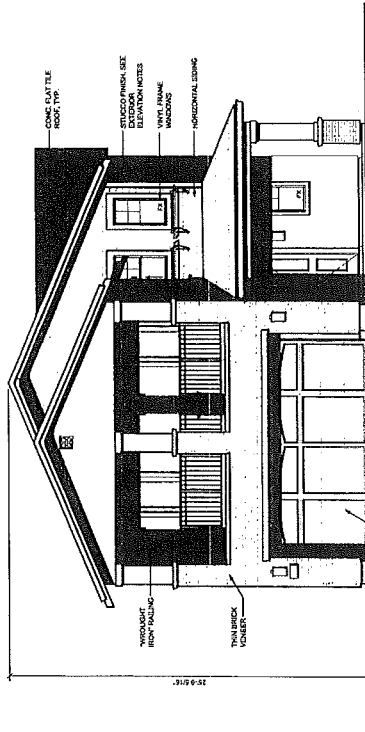
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5955 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

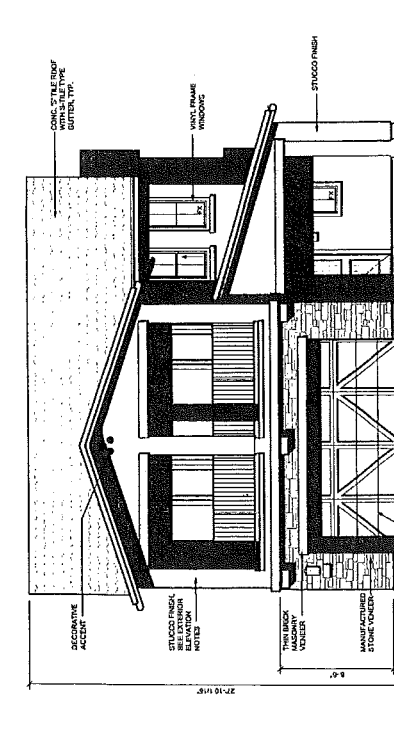
**DAHLIN**  
group

**PEARL AVENUE - SAN JOSE, CA**  
for DAL Properties

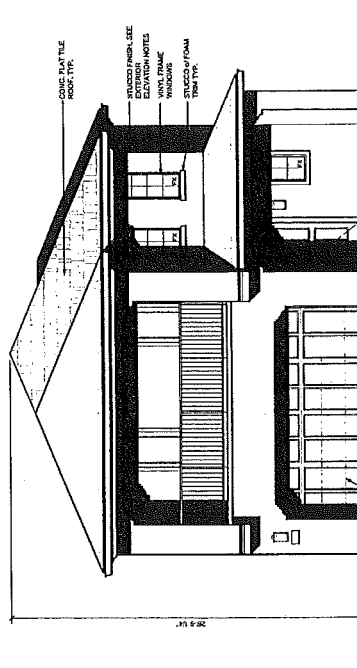
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PLAN 2 FRONT ELEVATION A  
SCALE: 1/4" = 1'-0"



PLAN 2 FRONT ELEVATION B  
SCALE: 1/4" = 1'-0"



PLAN 2 FRONT ELEVATION C  
SCALE: 1/4" = 1'-0"

## Plan 2 Elevations

JOB NO. 1128.001

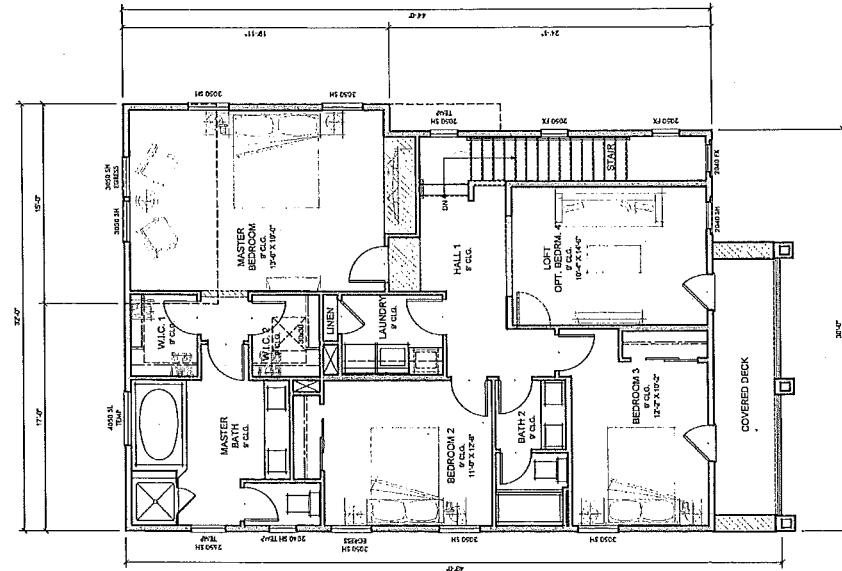
DATE 2-15-2014

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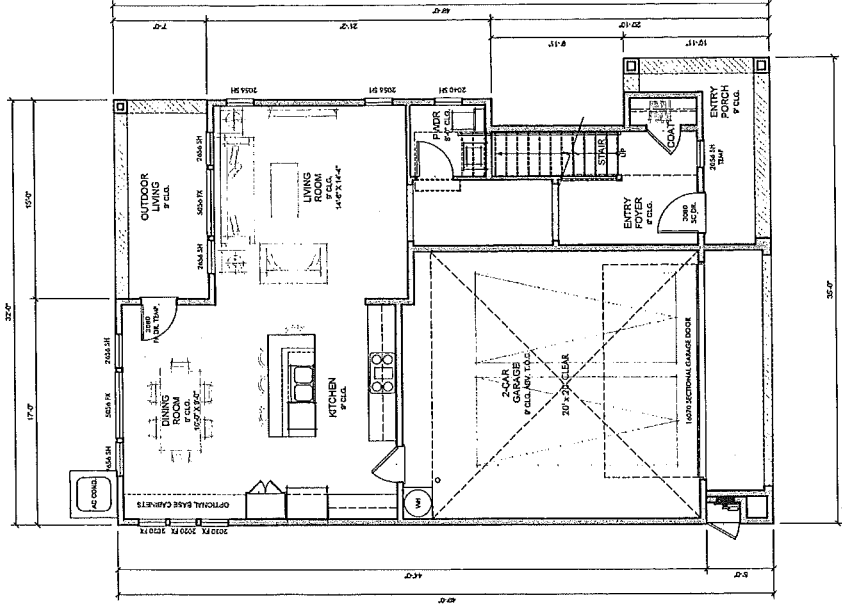
5855 Owens Drive  
Pleasanton, CA 94588  
925-237-7200

DAHLIN  
group

PEARL AVENUE - SAN JOSE, CA  
for DAL Properties



PLAN 2 SECOND FLOOR PLAN, ELEVATION A  
SCALE: 1/4" = 1'-0"



PLAN 2 FIRST FLOOR PLAN, ELEVATION A  
SCALE: 1/4" = 1'-0"

Plan 2  
Floor Plans

JOB NO. 1178.001

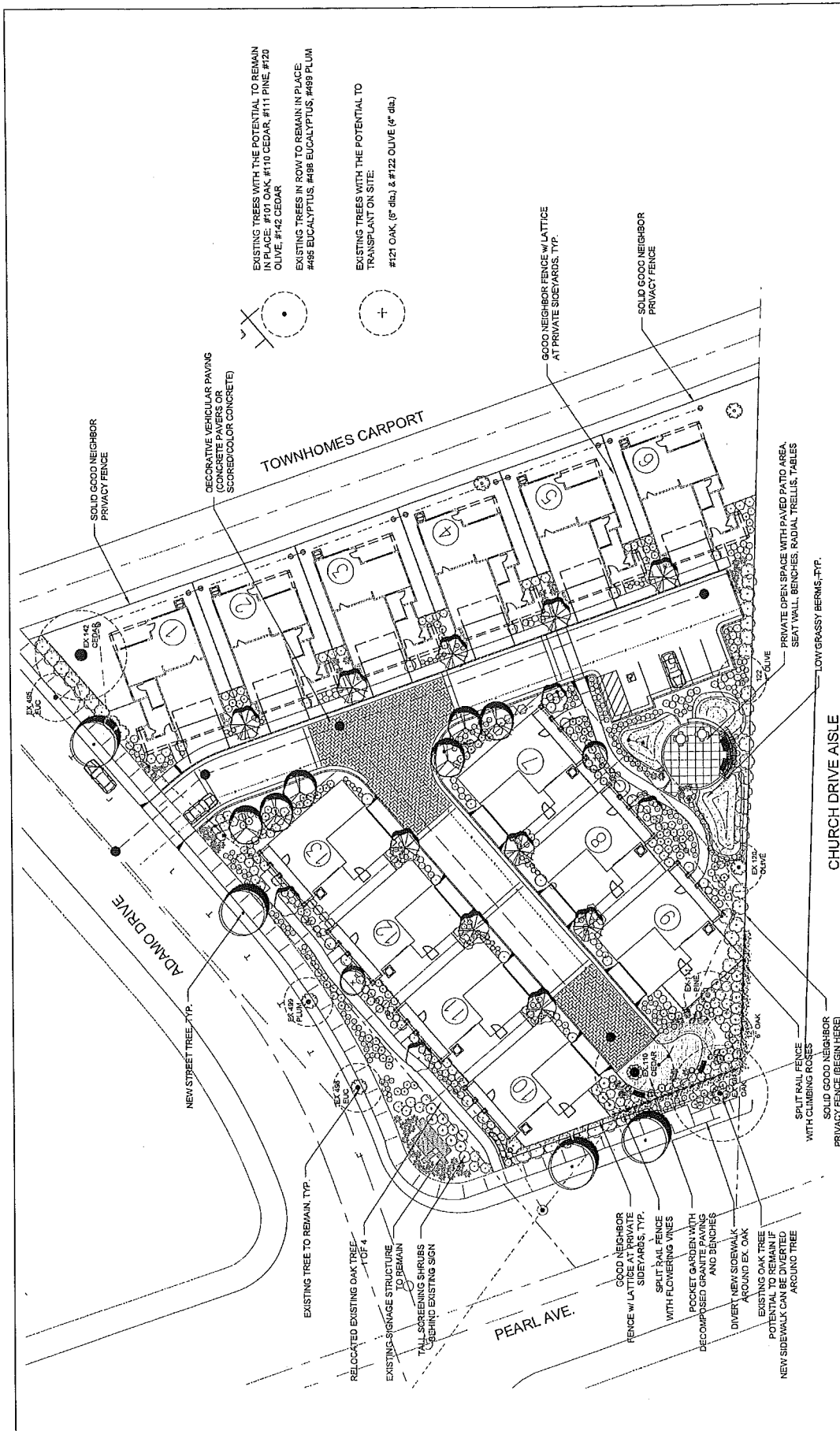
A2.1

DATE 2-13-2014

5885 Owens Drive  
Pleasanton, CA 94588  
925-251-7220

DAHLLIN  
GROUP

PEARL AVENUE - SAN JOSE, CA  
for DAL Properties

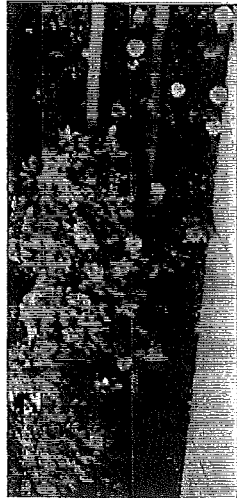


**VAN DORN ABED**  
LANDSCAPE ARCHITECTS  
SAN FRANCISCO, CA  
37 4403 161 644-751 FAX 644-076

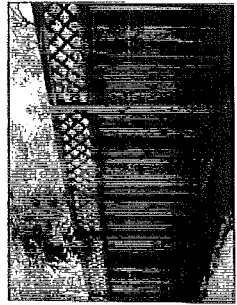
**DAL PROPERTIES**  
**PEARL AVE.**  
SAN JOSE, CALIFORNIA

**CONCEPTUAL LANDSCAPE DESIGN**  
SCALE: 1" = 20'-0"  
DATE: 5/17/13

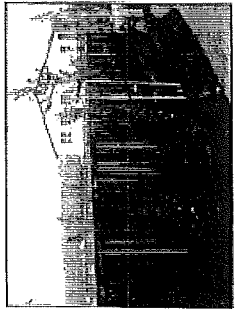
**L1.0**



SPLIT RAIL FENCE WITH CLIMBING ROSES

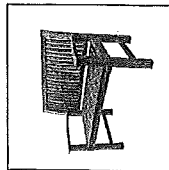


GOOD NEIGHBOR FENCE W/ LATTICE



SOLID GOOD NEIGHBOR PRIVACY FENCE

## FENCES



4' BENCH AT SITTING NODES



CURVED BENCH IN PRIVATE OPEN SPACE & POCKET GARDEN



RADIAL WOOD & GLUE-LAM BEAM TRELLIS IN PRIVATE OPEN SPACE



TABLE AND BENCHES

## SITE FURNITURE



PLANTING AT NARROW ENTRY WALKS



PLANTING AT MEANDERING WALKS



ENTRY LANDSCAPE



SCORED PAVING AND TRELLIS



COMMON AREA AND WALKWAY



WOOD TRELLIS AT ENTRY WALKS

## LANDSCAPING EXAMPLES

**VAN DORN ABED**  
LANDSCAPE ARCHITECTS, INC.  
1000 CALIFORNIA STREET, SUITE 200  
SAN JOSE, CA 95128  
TEL: 415.435.8474 FAX: 415.435.8475

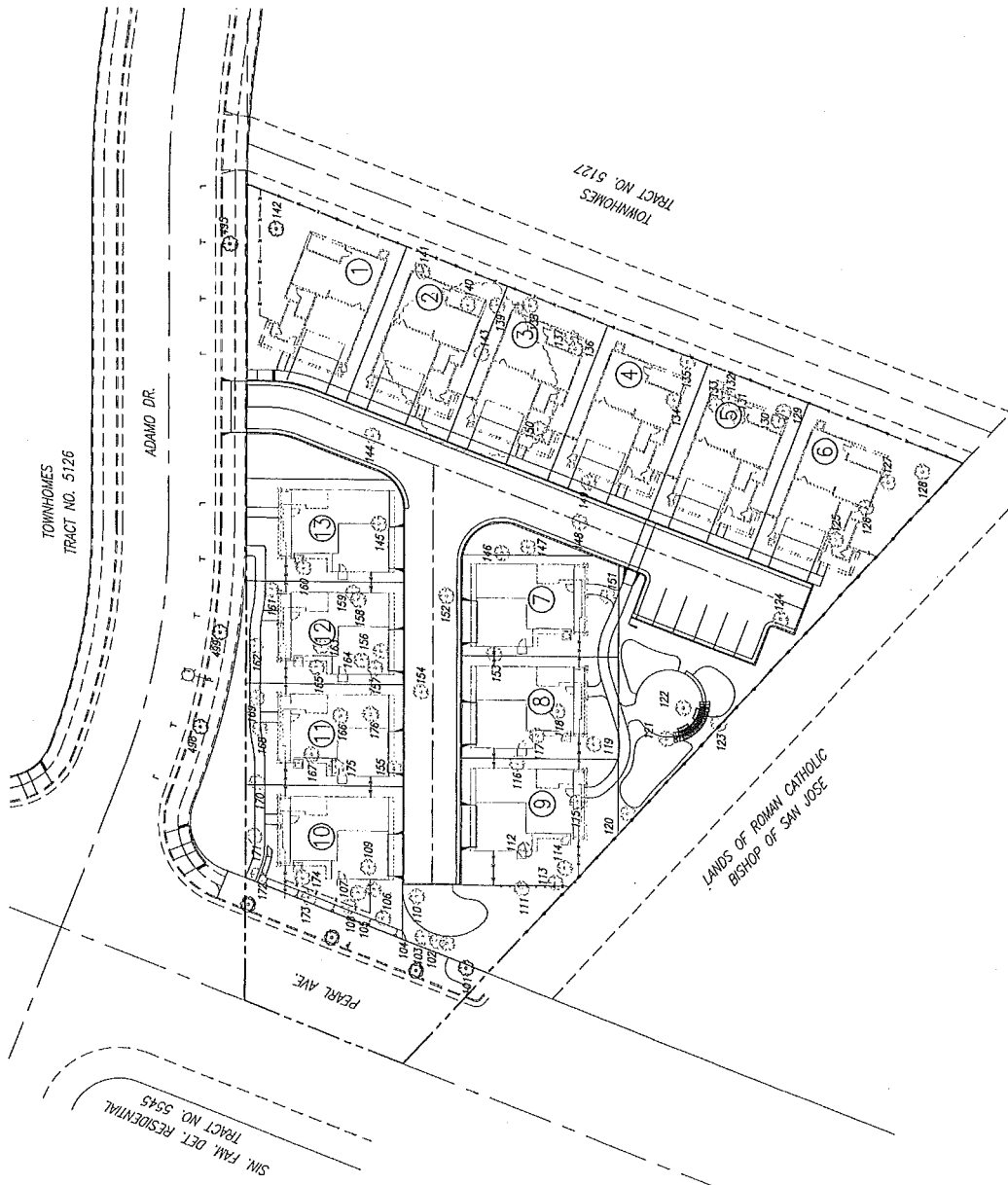
DAL PROPERTIES  
**PEARL AVE.**  
SAN JOSE, CALIFORNIA

CONCEPTUAL LANDSCAPE IMAGES

SCALE: NTS

DATE: 5/17/13

L1.1



Tract No.	Owner	Area	Volume	Tract No.	Owner	Area	Volume
141	Alameda	22	11	141	Alameda	22	11
142	Alameda	11	11	142	Alameda	11	11
143	Alameda	11	11	143	Alameda	11	11
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**DAL PROPERTIES**  
 255 WEST ALAM STREET, SUITE 502  
 SAN JOSE, CA 95128  
 Telephone: (408) 294-9005  
 Fax: (408) 294-9006

**CONCEPTUAL TREE REMOVAL PLAN**  
**DAL PROPERTIES**  
 5000 PEARL AVENUE AT ADAMO DRIVE  
 SAN JOSE, CALIFORNIA

PDC 13-020

*Charles H. Davidson Co.*  
 A CALIFORNIA CORPORATION  
 LANDSCAPE ARCHITECTS  
 233 N. 1ST ST., SUITE 200  
 SAN JOSE, CA 95131  
 Tel: (408) 281-1212 Fax: (408) 281-1211

Drawn: 8-2-12 JLB  
 Scale: 1" = 20' JLB  
 Sheet No: 7  
 Date: 8/2/12